HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The average vacancy rate for purpose-built rental apartments in the GTA was 1.7 per cent in October 2012, up slightly from 1.4 per cent in October 2011.
- The average rent for apartments common to last year's survey increased by 2.8 per cent.
- Rental demand remained strong but vacancies increased due to job losses among young adults, lower net migration for the area, and some supply competition from the condo market.
- Average vacancy rates are expected to move down slightly next year to 1.5 per cent.
- Condominium apartment vacancy rates held steady at 1.2 per cent as demand for new units matched the increase in supply.

Figure 1

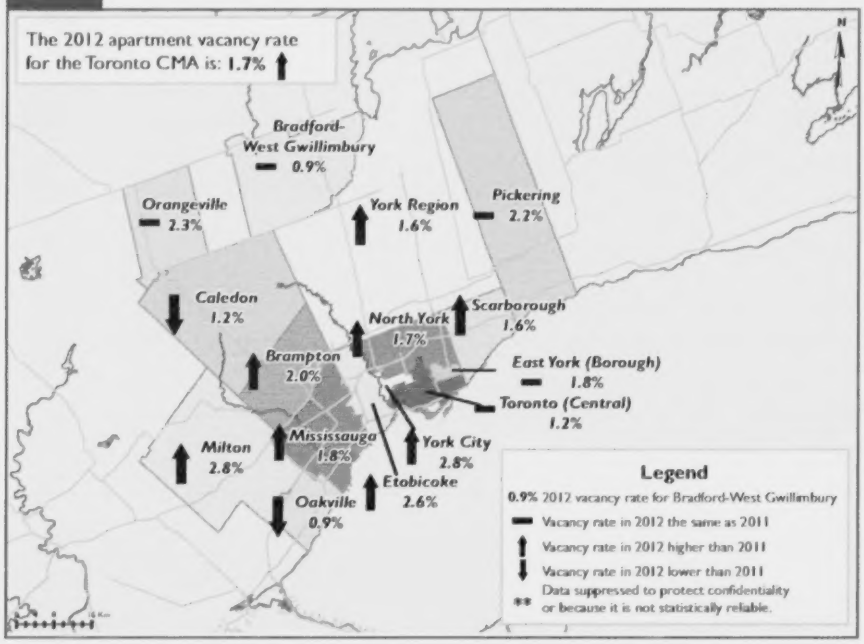
The 2012 apartment vacancy rate for the Toronto CMA is: 1.7%
N
Bradford-West Gwillimbury 0.9%
Orangeville 2.3%
York Region 1.6%
Pickering 2.2%
Caledon 1.2%
North York 1.7%
Scarborough 1.6%
Brampton 2.0%
East York (Borough) 1.8%
Toronto (Central) 1.2%
Mississauga 1.8%
York City 2.8%
Milton 2.8%
Etobicoke 2.6%
Oakville 0.9%
Legend
0.9% 2012 vacancy rate for Bradford-West Gwillimbury
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011
** Data suppressed to protect confidentiality or because it is not statistically reliable.

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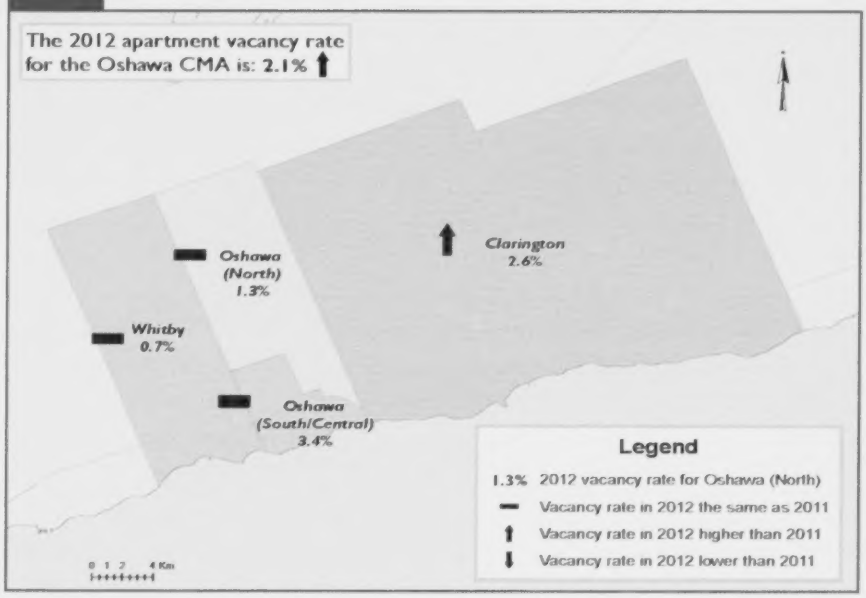
Figure 2


The 2012 apartment vacancy rate for the Oshawa CMA is: 2.1%
Clarington 2.6%
Oshawa (North) 1.3%
Whitby 0.7%
Oshawa (South/Central) 3.4%
Legend
1.3% 2012 vacancy rate for Oshawa (North)
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011
0 1 2 4 Km

Average Vacancy Rates Remain Low

Average vacancy rates for purpose-built private apartments in the Greater Toronto Area (GTA) edged slightly higher to 1.7 per cent in 2012 from 1.4 per cent in 2011, the lowest level over the past 10 years. The availability rate, which measures units that are vacant or occupied but notice has been given, moved up by a lesser amount to 3.1 per cent. The average increase in rents from a fixed sample of units was 2.8 per cent, close to the provincial guideline increase amount for 2012.

Demand continued to receive support from improving employment conditions for most renters, favourable demographic trends, and less activity from first-time buyers. However, continued weakness in employment for young adults, slower net migration, and supply competition for units in the upper end of the market caused the number of occupied rental units to decline slightly. Rental market conditions were tightest within the Former City of Toronto. Everywhere else in the region, vacancy rates saw a modest increase.

Figure 3

Source: CMHC Fall Rental Market Surveys for the GTA

Fewer renters make the move to ownership

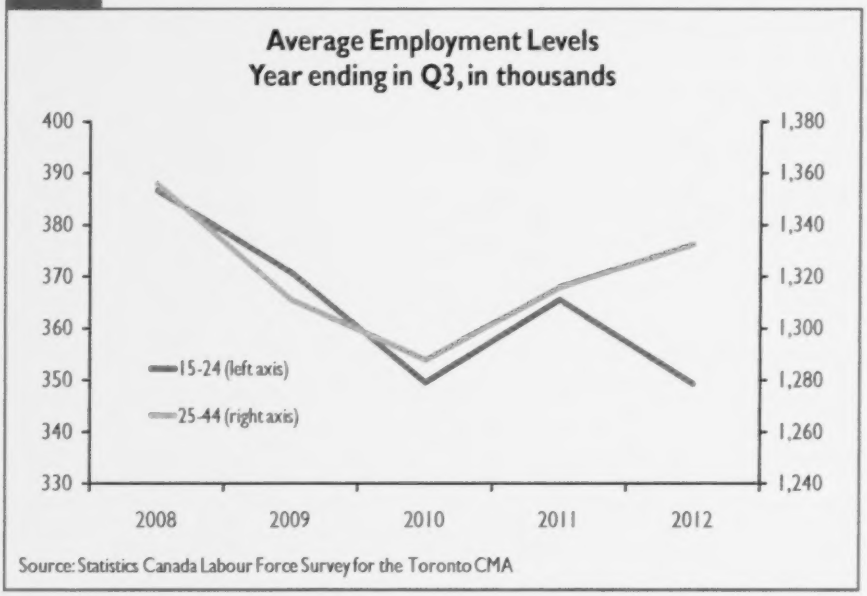
A slower outflow of renters into the ownership market over the past year restrained the rise in vacant units. Less activity from first-time buyers was suggested by the declines registered for sales of below-averaged priced homes over the past year. The most notable slowing occurred within the condominium apartment segment. Strong price growth in late 2011 and early 2012 caused more renters to postpone their decisions to buy.

Employment conditions impact vacancy rates with mixed results

Employment opportunities for the largest cohort of renters (aged 25 to 44) continued to improve. This helped to attract a steady inflow of new tenants into the market as ownership affordability declined, limiting the rise in vacancies. The average level of employment for this age group during the four quarters ending in Q3 2012 grew by approximately 1.5 per cent from a year earlier, equal to 17,000 additional positions.

The jobs created for younger workers in this age group focused on a large

Figure 4

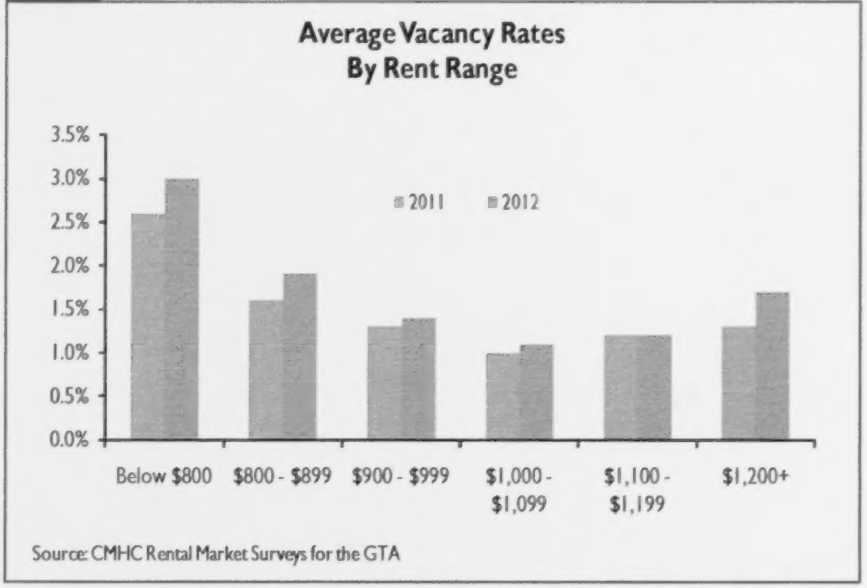


Source: Statistics Canada Labour Force Survey for the Toronto CMA

pool of potential new renters that were still living with their parents, providing an immediate impact on rental demand. According to the 2011 Census, 40 per cent of young adults aged 25 to 29 in the Toronto Census Metropolitan Area (CMA) were living in their parental home — the highest rate of any CMA in Canada.

However, growth in full-time positions encouraged some renters to move up in the market to condo rentals, creating more vacancies for their closest substitutes in the purpose-built market. Units priced above $1,200 per month saw the most noticeable increase in average vacancy rates during 2012.

Figure 5



Source: CMHC Rental Market Surveys for the GTA

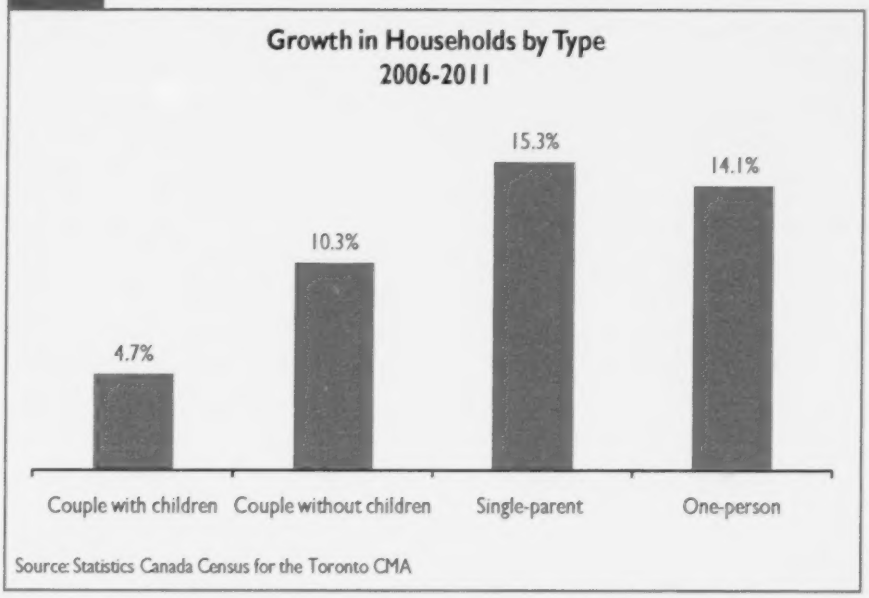
At the lower end of the pricing spectrum, units that rent for less than $800 per month maintained the highest rate of vacancy across the GTA (2.9 per cent). This can be linked to the continued weakness in employment conditions for the youngest group of workers aged 15 to 24. The number of jobs held within the 15 to 24 age group declined further in 2012 and remains 10 per cent below the level in 2008. The declining number of international immigrants was another factor (the 12 month ending Q2 2012 total for Ontario was the lowest in over a decade), as they typically earn below average incomes in their initial years after arriving.

Demographics support rental demand despite slower migration

The slight increase in vacancy rates can mainly be attributed to weaker net migration. Not only has international immigration slowed, but the outflow of people leaving the region for other parts of the province and country has sped up. Areas outside of the GTA attracted workers as the local unemployment rate remains above the provincial and national averages. However, helping to offset some of this outflow has been an increase in non-permanent residents, who in most cases rent. In fact, rising foreign student enrolment is likely one reason why demand for rentals was strongest in the downtown core, where the majority of post-secondary programs are located.

Strong population growth for those entering their household formation years has also helped mitigate the effects of slower net migration numbers on rental demand. In particular, the latest Census showed

Figure 6



that population growth under the age of 45 has been strongest within the 25 to 29 age group. The Census also showed that this age group has the highest propensity to live apartments —46 per cent do so — and represent the largest group of apartment dwellers by five-year age band. Furthermore, lone-parent families and one- and two-person households have grown the fastest among household types — the three most likely categories to live in an apartment.

Vacancy rates lowest in former City of Toronto

Average vacancy rates in the Former City of Toronto — the largest submarket for rentals in the GTA — nudged lower in 2012, with rates in the core moving below one per cent. Competition for rental space in the city increased despite the growing number of condo apartment rentals. Even though market conditions pushed average rents for purpose-built units in the Former City up by four per cent in 2012, they remained approximately 40 per cent lower than condo rents in the area. Just outside of the Former City, demand wasn't able to keep pace with the growth in rental supply — vacancy rates in Etobicoke moved up to the highest level in the GTA.

Rental Market Outlook for 2013

Rental market conditions in the GTA will remain stable in 2013, with the average vacancy rate edging down to 1.5 per cent. While a higher number of rental completions are expected next year, supply growth will remain minimal. At the same time, rental demand will strengthen as employment opportunities and migration levels improve while activity from first-time buyers stays muted for most of the year. The decline in the number of occupied units for which notice has been given may be an early indicator of a slower outflow of renters. Higher-priced units will face relatively stronger supply competition as condo completions move higher and a large share of units continue to flow into the rental market. Rent growth should remain in line with the provincial guideline amount of 2.5 per cent for 2013. Average two-bedroom rents in the GTA are expected to increase to $1,200.

Secondary Rental Market

Condo vacancy rates hold steady

Average vacancy rates for condominium apartment rentals stabilized at 1.2 per cent, remaining below vacancy rates in the purpose-built market. The share of all condos in the GTA used as rentals moved slightly higher to 22.3 per cent. Growth in the number of condo rentals slowed compared to last year due to a lower volume of new project completions and registrations. The additional units were absorbed as rents remained competitive with ownership costs and condos were virtually the only source of new rental supply in the GTA.

Condo investors encouraged to hold

A significant share (approximately one-third) of newly constructed condos continued to flow into to the rental market. Owners were assisted to do so as their carrying costs could be covered by rent levels. Out of the 12,000 condo units created in the 12 months ending in the second quarter of 2012, average carrying costs are estimated at approximately $1,700 per month[1] — equivalent to the average rent achieved by the same

[1] Mortgage costs based on a 20 per cent down payment for an average-sized unit of 775 square feet, assuming a five-year fixed interest rate of three per cent and a 25 year amortization. Carrying cost includes an estimate of maintenance fees and property taxes totalling $500 per month.

Figure 7

Source: CMHC Secondary Rental Market Surveys for the GTA

set of units. Carrying costs were held down due to low borrowing costs and the fact that most of the newly completed units were purchased roughly four years ago at significantly lower prices. On average, these new units had project opening prices that were 22 per cent lower than their resale prices after registration. This large appreciation in value encouraged owners to hold onto their units.

Stronger market conditions for condo rentals also created an incentive for investors to hold and rent their units in a more challenging environment for sellers. For units on the MLS® system registered in the year ending June 2012, the sales-to-listings ratio was 38 per cent during the second quarter. Conversely, the rented-to-listings ratio for new condos was 86 per cent. As a result, condo prices flattened while condo rents strengthened — average rents for one-bedroom units grew by four per cent from 2011.

Figure 8

Source: CMHC Secondary Rental Market Surveys for the GTA

Investors turn attention toward North York and Peel Region

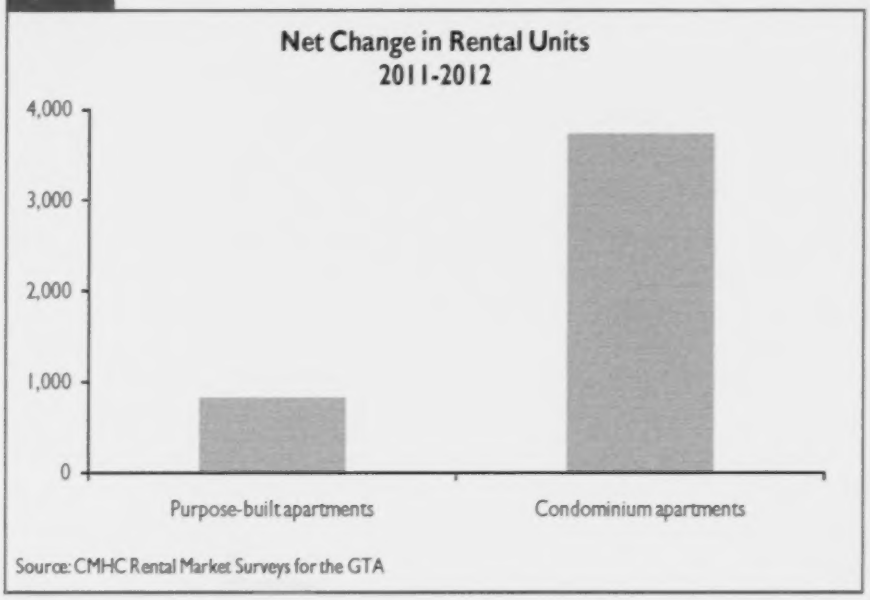
Notable growth in condo rentals was recorded in North York and the Peel Region. In North York, rental supply grew by 15 per cent with the share of condos used as rentals rising by two percentage points to 23.6 per cent, the second highest share among GTA submarkets. Investors have been attracted to the area due to its proximity to transit lines and lower prices compared to the downtown core. Supply growth was even faster in Peel, which saw its share of condos used as rentals jump by nearly three percentage points. Rent-to-price ratios for condos in Peel are among the highest in the GTA. Despite the expanding stock of condo rentals in North York and Peel, vacancy rates in both areas remained low at 1.2 and 0.6 per cent, respectively.

Cost savings and new supply attract renters to the condo market

For those that could afford both, condo renting remained competitive with condo ownership from a cost perspective, even with higher rents this year. At approximately $2,000 per month[2], the all-in monthly cost

[2] Mortgage cost based on average MLS® prices in Q3 2012, five per cent down payment, five-year fixed interest rate of three per cent and a 25 year amortization. Carrying cost includes an estimate of maintenance fees and property taxes totalling $500 per month

Figure 9



Source: CMHC Rental Market Surveys for the GTA

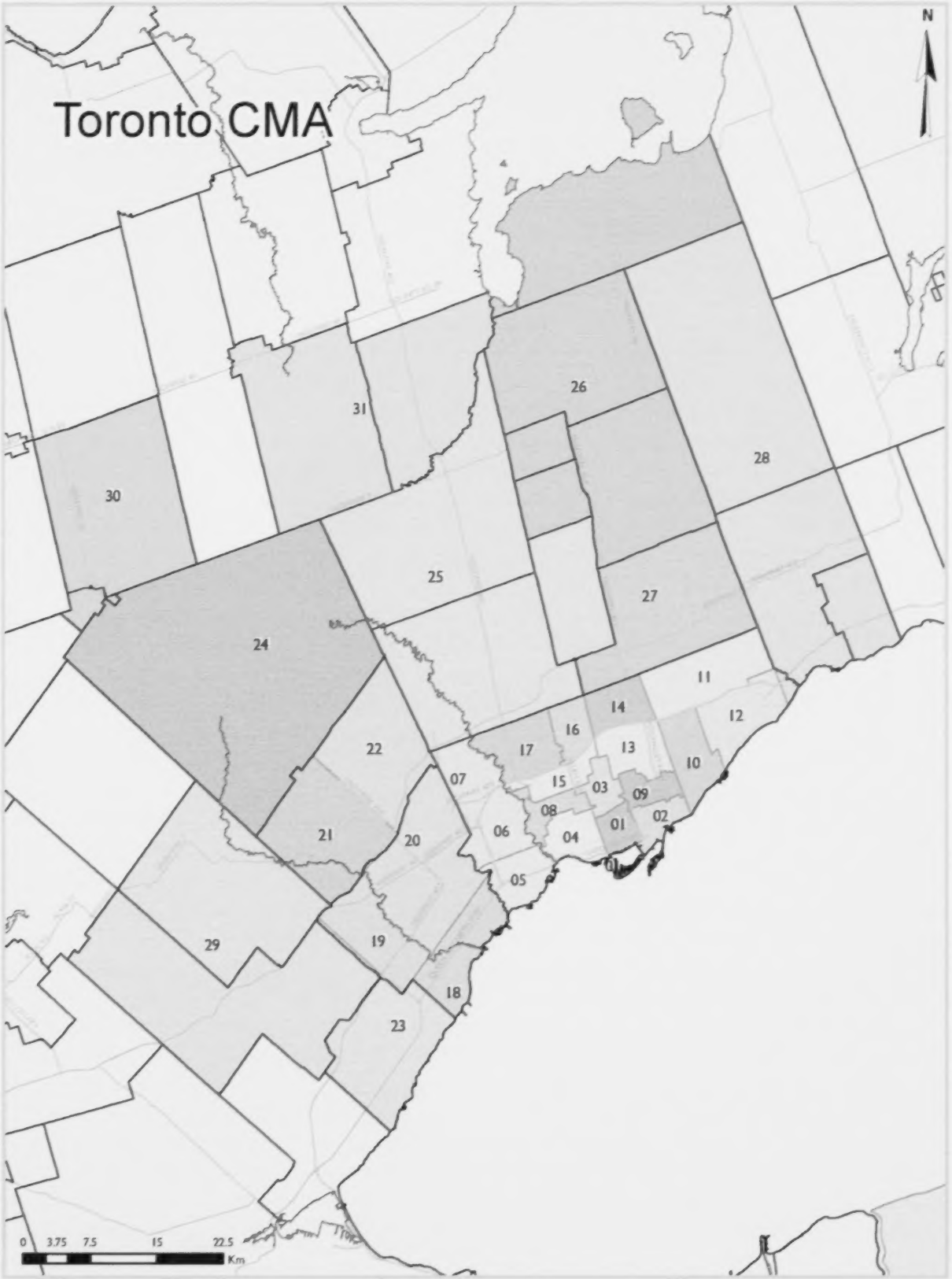
associated with the purchase of an average priced resale condo was higher than rent levels for newly completed units ($1,700) and well above the $1,500 per month average rent level for the entire condo rental market. And while the rents on condos are considerably higher than purpose-built units (by about 35 per cent for two bedroom units), the newer finishings, better amenity spaces and more central locations associated with condo rentals have put them in higher demand – as evidenced by their comparatively low vacancy rates.

The newer purpose-built units completed after 1990 have also seen the lowest and most stable rates of vacancy. However, condos hold the advantage of being the only significant source of new rental supply in the GTA. Out of all forms of private rental housing surveyed — including purpose-built apartments and townhouses, condo apartments and other secondary suites — condo apartments accounted for 80 per cent of the new supply added in 2012. While the growing number of condo rentals help satisfy demand for newer units, they still represent only 16 per cent of the entire pool of apartment rentals in the GTA.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website


Toronto CMA
N
26
28
31
30
25
27
24
11
14
12
16
17
13
10
22
07
15
03
09
08
01
02
21
20
06
04
05
29
19
18
23
0
3.75
7.5
15
22.5
Km

Oshawa CMA
N
Zones
01 - Oshawa (North)
02 - Oshawa (South/Central)
03 - Whitby
04 - Clarington
Municipal Boundaries*
* 2011 Census Boundaries, Statistics Canada
Kilometers
0 1.5 3 6 9 12

RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 2, 11-17, 30-39, 59-68, 86-92.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 1, 18-29, 69-85.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 117-142
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 3-10, 40-58, 93-116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 200-220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 221-243.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 244-250.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 150-176.
Zone 9	**East York (Borough)** - Census tracts - 180-196.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 334-353, 369-373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 374-378.
Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 330-333, 354-368, 802.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 260-274.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 300-307, 321-324.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 275-287.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 288, 297-299, 308-310, 317-320.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 289-296, 311-316.
Zones 13-17	**North York**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 500-515, 540.
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 516, 550.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 517-532.
Zones 18-20	**Mississauga City**
Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 528.36-528.37, 570-576.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 560-564, 576.03, 576.16-576.24.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 600-615.
Zone 24	**Caledon** - Census tracts - 585-587.
Zone 25	**Richmond Hill** - Census tracts - 420-424; **Vaughan** - Census tracts 410-413; **King** - Census tracts 460-461.
Zone 26	**Aurora** - Census tracts - 440-442; **Newmarket** - Census tracts - 450-452, **Whitchurch-Stouffville** - Census tracts - 430-431; **East Gwillimbury** - Census tracts - 455-456; **Georgina Township** - Census tracts - 470-475; **Georgina Island** - Census tract - 476.
Zone 27	**Markham Town** - Census tracts - 400-403.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 800-801, 803-804, 807, 805, 806, 820; **Ajax** - Census tracts - 810-812, 805, 806, 820; **Uxbridge** - Census tracts - 830-832.
Zone 29	**Milton** - Census tracts - 620-626; **Halton Hills** - Census tracts - 630-639.
Zone 30	**Orangeville** - Census tracts 590-592; **Mono** - Census tract 593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 480-482; **New Tecumseth** - Census tracts - 483-485.
Zones 18-31	**Remaining CMA**
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffvile (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	Toronto GTA
Zones 1-31	**Toronto CMA**

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	**Oshawa (North)** includes census tracts 7, 8, 9, 13, 14, 15 and 16.
Zone 2	**Oshawa (South/Central)** includes census tracts 1, 2, 3, 4, 5, 6, 10, 11 and 12.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 100, 101, 102, 103, 104 and 105).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 200, 201, 202, 203, 204, 205 and 206).
Zones 1-4	**Oshawa CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	**Toronto Centre** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Toronto West** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Toronto East** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**Toronto North** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
	Toronto CMA (includes all RMS Zones 1-31)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
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1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

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2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

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3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

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Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	0.8	0.3	1.0	1.1	1.0	0.6	1.4	0.6	1.0	0.8
Zone 2-Toronto (East)	1.7	3.1	1.5	1.6	0.5	2.3	**	0.0	1.2	2.1
Zone 3-Toronto (North)	0.9	1.2	0.9	1.1	1.1	1.8	2.8	0.2	1.0	1.3
Zone 4-Toronto (West)	2.3	1.6	2.4	1.3	1.7	1.2	0.2	**	2.2	1.3
Toronto-Former City (Zones 1-4)	1.3	1.1	1.4	1.2	1.2	1.3	1.8	0.5	1.3	1.2
Zone 5-Etobicoke (South)	2.0	1.4	2.9	3.5	2.4	2.7	0.0	0.0	2.5	2.9
Zone 6-Etobicoke (Central)	1.0	0.5	1.3	2.6	1.2	2.6	1.1	3.2	1.2	2.7
Zone 7-Etobicoke (North)	0.0	**	0.2	3.0	0.2	1.7	**	2.4	2.1	2.1
Etobicoke (Zones 5-7)	1.6	1.2	1.9	3.0	1.4	2.5	3.1	2.7	1.8	2.6
Zone 8-York	1.3	3.0	1.5	2.8	1.2	2.4	0.5	4.5	1.3	2.8
Zone 9-East York	2.1	1.4	1.9	1.9	1.6	1.6	1.8	2.7	1.8	1.8
Zone 10-Scarborough (Central)	2.5	3.1	1.8	1.8	1.4	1.4	1.0	1.0	1.5	1.6
Zone 11-Scarborough (North)	4.5	1.0	1.5	2.0	1.0	1.9	1.8	1.8	1.3	1.9
Zone 12-Scarborough (East)	4.0	3.9	0.7	1.8	1.2	1.3	0.4	1.0	0.9	1.4
Scarborough (Zones 10-12)	3.0	2.9	1.5	1.8	1.2	1.5	0.9	1.1	1.3	1.6
Zone 13-North York (Southeast)	0.0	2.2	0.9	1.7	1.2	1.6	1.6	2.3	1.1	1.7
Zone 14-North York (Northeast)	1.0	2.0	0.3	1.7	0.9	1.2	1.4	0.8	0.8	1.3
Zone 15-North York (Southwest)	3.8	4.6	1.4	1.7	1.7	1.9	0.1	0.9	1.5	1.8
Zone 16-North York (N.Central)	**	5.3	1.0	1.0	0.4	1.5	0.3	1.1	0.7	1.3
Zone 17-North York (Northwest)	3.1	3.7	3.0	2.7	2.0	1.6	2.2	2.0	2.4	2.1
North York (Zones 13-17)	3.0	3.5	1.4	1.8	1.3	1.6	1.3	1.5	1.4	1.7
Toronto (Zones 1-17)	1.5	1.5	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7
Zone 18-Mississauga (South)	4.4	1.0	1.0	1.7	1.1	1.5	1.5	1.9	1.2	1.6
Zone 19-Mississauga (Northwest)	0.0	2.1	0.8	2.6	1.2	1.3	0.0	0.5	0.9	1.6
Zone 20-Mississauga (Northeast)	4.0	3.4	1.1	1.3	1.7	2.4	1.8	2.1	1.6	2.0
Mississauga City (Zones 18-20)	3.9	2.2	1.0	1.7	1.4	1.9	1.4	1.7	1.3	1.8
Zone 21-Brampton (West)	4.6	10.5	2.0	2.2	1.0	0.9	3.2	1.8	1.6	1.8
Zone 22-Brampton (East)	0.0	4.0	1.8	2.8	0.8	2.3	1.1	1.8	1.1	2.4
Brampton City (Zones 21-22)	3.0	8.3	1.9	2.4	0.9	1.5	1.8	1.8	1.4	2.0
Zone 23-Oakville	**	0.0	1.0	0.6	1.4	1.0	0.5	1.5	1.2	0.9
Zone 24-Caledon	**	**	21.9	**	**	2.2	**	**	7.9	1.2
Zone 25-R. Hill, Vaughan, King	2.7	1.3	1.0	2.4	0.5	1.8	**	0.0	0.9	1.9
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	0.9	1.7	1.0	1.3	0.0	0.0	1.0	1.3
Zone 27-Markham	**	**	0.3	1.5	0.3	1.9	0.0	**	0.3	1.7
York Region (Zones 25-27)	2.9	**	0.7	1.8	0.6	1.6	0.7	0.5	0.8	1.6
Zone 28-Pickering/Ajax/Uxbridge	**	25.0	**	4.6	3.3	2.5	2.2	1.0	2.8	2.2
Zone 29-Milton, Halton Hills	**	**	2.0	3.9	0.8	1.6	**	5.0	1.6	2.8
Zone 30-Orangeville	2.3	**	1.3	3.2	1.8	0.5	0.0	**	1.5	2.3
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	0.8	0.4	0.6	1.2	0.0	**	0.6	0.9
Remaining CMA (Zones 18-31)	3.5	3.7	1.2	1.9	1.3	1.7	1.5	1.6	1.3	1.8

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	1.8	**	2.5	2.4	1.8	2.2	1.6	1.4	2.0	2.1
York Region	2.9	**	0.7	1.8	0.6	1.6	0.7	0.5	0.8	1.6
Peel Region	3.6	4.0	1.3	1.9	1.3	1.8	1.5	1.7	1.4	1.9
Halton Region	3.0	1.3	0.9	1.4	1.3	1.2	0.5	1.8	1.1	1.3
Toronto GTA	**1.6**	**1.5**	**1.5**	**1.8**	**1.3**	**1.7**	**1.5**	**1.7**	**1.4**	**1.7**
Toronto CMA	**1.6**	**1.6**	**1.5**	**1.8**	**1.3**	**1.7**	**1.6**	**1.7**	**1.4**	**1.7**

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1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	0.0	**	2.0	1.1	0.8	1.3	1.5	0.4	1.2	1.3
Zone 2 - Oshawa (S./Central)	**	0.0	3.8	3.8	2.4	3.5	1.4	2.7	2.7	3.4
Oshawa City (Zones 1-2)	1.8	**	3.1	2.8	1.7	2.6	1.5	1.9	2.1	2.5
Zone 3 - Whitby	0.0	**	0.7	0.6	1.0	0.6	0.7	**	0.8	0.7
Zone 4 - Clarington	**	**	0.5	4.7	1.2	1.7	**	**	0.9	2.6
Oshawa CMA	**1.2**	**1.2**	**2.4**	**2.3**	**1.6**	**2.1**	**1.2**	**1.8**	**1.8**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	927	960	1,187	1,244	1,617	1,727	**	3,166	1,256	1,353
Zone 2-Toronto (East)	755	755	911	961	1,158	1,166	1,559	1,406	978	993
Zone 3-Toronto (North)	866	892	1,108	1,144	1,432	1,493	2,088	2,105	1,202	1,229
Zone 4-Toronto (West)	720	740	957	1,033	1,225	1,323	1,659	**	978	1,068
Toronto-Former City (Zones 1-4)	**843**	**872**	**1,081**	**1,132**	**1,417**	**1,490**	**2,136**	**2,329**	**1,147**	**1,210**
Zone 5-Etobicoke (South)	701	697	835	847	1,009	1,037	1,292	1,378	916	936
Zone 6-Etobicoke (Central)	**	831	1,120	991	1,277	1,201	1,388	1,436	1,244	1,163
Zone 7-Etobicoke (North)	933	701	929	885	1,048	1,028	1,117	1,149	1,045	1,030
Etobicoke (Zones 5-7)	**825**	**727**	**970**	**922**	**1,146**	**1,119**	**1,278**	**1,340**	**1,093**	**1,066**
Zone 8-York	729	720	895	912	1,087	1,111	1,437	1,448	973	996
Zone 9-East York	750	758	906	921	1,137	1,168	1,444	1,493	1,017	1,033
Zone 10-Scarborough (Central)	738	764	865	878	988	1,012	1,126	1,144	940	960
Zone 11-Scarborough (North)	831	848	935	956	1,079	1,105	1,223	1,256	1,040	1,065
Zone 12-Scarborough (East)	712	756	867	888	977	998	1,096	1,138	962	986
Scarborough (Zones 10-12)	**749**	**775**	**878**	**896**	**1,004**	**1,027**	**1,130**	**1,164**	**967**	**989**
Zone 13-North York (Southeast)	753	763	917	939	1,080	1,128	1,295	1,379	1,036	1,083
Zone 14-North York (Northeast)	1,023	1,067	1,051	1,088	1,258	1,311	1,426	1,467	1,218	1,258
Zone 15-North York (Southwest)	737	738	859	902	1,031	1,082	1,301	1,366	974	1,027
Zone 16-North York (N.Central)	717	808	964	1,014	1,170	1,200	1,334	1,364	1,109	1,149
Zone 17-North York (Northwest)	659	680	820	848	966	992	1,147	1,171	928	955
North York (Zones 13-17)	**743**	**792**	**907**	**948**	**1,085**	**1,132**	**1,284**	**1,339**	**1,037**	**1,085**
Toronto (Zones 1-17)	**822**	**840**	**979**	**1,010**	**1,161**	**1,194**	**1,374**	**1,443**	**1,067**	**1,103**
Zone 18-Mississauga (South)	775	777	944	963	1,099	1,117	1,267	1,299	1,036	1,058
Zone 19-Mississauga (Northwest)	783	828	1,049	1,082	1,176	1,209	1,331	1,333	1,151	1,184
Zone 20-Mississauga (Northeast)	715	746	1,000	1,019	1,115	1,155	1,280	1,300	1,091	1,120
Mississauga City (Zones 18-20)	**757**	**770**	**975**	**995**	**1,115**	**1,145**	**1,285**	**1,306**	**1,073**	**1,099**
Zone 21-Brampton (West)	703	718	915	943	1,054	1,081	1,165	1,203	996	1,022
Zone 22-Brampton (East)	833	843	1,019	1,051	1,144	1,180	1,267	1,310	1,122	1,155
Brampton City (Zones 21-22)	**748**	**761**	**953**	**983**	**1,095**	**1,127**	**1,232**	**1,272**	**1,052**	**1,081**
Zone 23-Oakville	775	855	997	1,081	1,179	1,251	1,367	1,436	1,129	1,204
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	842	827	1,014	1,019	1,208	1,236	1,476	1,453	1,132	1,145
Zone 26-Aurora, Newmkt, Whit-St.	676	622	916	925	987	1,014	932	1,066	945	974
Zone 27-Markham	**	716	985	986	1,124	1,149	1,349	1,358	1,067	1,080
York Region (Zones 25-27)	**770**	**762**	**971**	**977**	**1,108**	**1,130**	**1,233**	**1,299**	**1,048**	**1,067**
Zone 28-Pickering/Ajax/Uxbridge	**	762	968	954	1,063	1,076	1,180	1,202	1,109	1,118
Zone 29-Milton, Halton Hills	699	703	909	920	1,049	1,071	1,285	1,326	1,003	1,017
Zone 30-Orangeville	736	769	861	855	983	1,011	1,125	**	925	935
Zone 31-Bradford, W. Gwillimbury	673	742	838	855	977	1,008	1,102	1,258	929	955
Remaining CMA (Zones 18-31)	**755**	**775**	**966**	**989**	**1,108**	**1,141**	**1,258**	**1,291**	**1,066**	**1,095**

(continued)

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	671	685	822	843	953	954	1,129	1,127	935	939
York Region	770	762	971	977	1,108	1,130	1,233	1,299	1,048	1,067
Peel Region	754	767	969	991	1,109	1,140	1,269	1,296	1,067	1,094
Halton Region	802	859	971	1,007	1,113	1,155	1,334	1,353	1,083	1,116
Toronto GTA	**818**	**836**	**973**	**1,003**	**1,137**	**1,170**	**1,340**	**1,399**	**1,061**	**1,095**
Toronto CMA	**819**	**837**	**977**	**1,007**	**1,149**	**1,183**	**1,349**	**1,413**	**1,066**	**1,102**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	668	678	845	870	951	966	1,092	1,128	927	948
Zone 2 - Oshawa (S./Central)	648	638	773	783	904	894	1,057	981	865	857
Oshawa City (Zones 1-2)	**653**	**645**	**802**	**817**	**923**	**925**	**1,075**	**1,041**	**890**	**894**
Zone 3 - Whitby	710	775	892	909	1,023	1,007	1,068	1,083	975	969
Zone 4 - Clarington	673	**	744	777	902	911	1,144	1,089	849	871
Oshawa CMA	**669**	**684**	**819**	**839**	**941**	**939**	**1,075**	**1,053**	**906**	**909**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	6,653	6,667	14,851	14,866	6,540	6,520	768	723	28,812	28,776
Zone 2-Toronto (East)	1,167	1,177	3,510	3,569	1,786	1,792	216	218	6,679	6,756
Zone 3-Toronto (North)	4,778	4,886	15,444	15,451	8,334	8,386	1,086	1,089	29,642	29,812
Zone 4-Toronto (West)	4,807	4,801	11,550	11,549	5,655	5,609	643	640	22,655	22,599
Toronto-Former City (Zones 1-4)	17,405	17,531	45,355	45,435	22,315	22,307	2,713	2,670	87,788	87,943
Zone 5-Etobicoke (South)	862	859	4,543	4,541	4,536	4,521	379	373	10,320	10,294
Zone 6-Etobicoke (Central)	245	331	4,766	5,114	8,098	8,265	2,459	2,473	15,568	16,183
Zone 7-Etobicoke (North)	29	31	928	925	2,920	2,922	1,370	1,369	5,247	5,247
Etobicoke (Zones 5-7)	1,136	1,221	10,237	10,580	15,554	15,708	4,208	4,215	31,135	31,724
Zone 8-York	1,442	1,427	8,337	8,396	6,263	6,244	850	853	16,892	16,920
Zone 9-East York	1,005	1,003	9,978	9,995	6,607	6,564	1,073	1,026	18,663	18,588
Zone 10-Scarborough (Central)	412	423	7,147	7,188	8,249	8,255	1,574	1,587	17,382	17,453
Zone 11-Scarborough (North)	85	85	2,243	2,246	3,746	3,748	713	712	6,787	6,791
Zone 12-Scarborough (East)	82	83	2,924	2,922	5,466	5,450	1,449	1,465	9,921	9,920
Scarborough (Zones 10-12)	579	591	12,314	12,356	17,461	17,453	3,736	3,764	34,090	34,164
Zone 13-North York (Southeast)	230	236	6,225	6,207	8,620	8,662	1,924	1,884	16,999	16,989
Zone 14-North York (Northeast)	207	202	3,604	3,552	5,595	5,555	2,065	2,058	11,471	11,367
Zone 15-North York (Southwest)	283	276	3,734	3,730	4,389	4,419	829	825	9,235	9,250
Zone 16-North York (N.Central)	195	193	4,585	4,590	5,896	5,911	1,784	1,790	12,460	12,484
Zone 17-North York (Northwest)	589	592	5,798	5,800	8,278	8,274	2,452	2,452	17,117	17,118
North York (Zones 13-17)	1,504	1,499	23,946	23,879	32,778	32,821	9,054	9,009	67,282	67,208
Toronto (Zones 1-17)	23,071	23,272	110,167	110,641	100,978	101,097	21,634	21,537	255,850	256,547
Zone 18-Mississauga (South)	319	320	5,093	5,075	5,979	5,972	1,044	1,042	12,435	12,409
Zone 19-Mississauga (Northwest)	53	53	1,063	966	1,682	1,672	434	434	3,232	3,125
Zone 20-Mississauga (Northeast)	272	272	3,774	3,770	5,906	5,900	1,202	1,195	11,154	11,137
Mississauga City (Zones 18-20)	644	645	9,930	9,811	13,567	13,544	2,680	2,671	26,821	26,671
Zone 21-Brampton (West)	141	141	2,105	2,157	2,866	2,818	326	321	5,438	5,437
Zone 22-Brampton (East)	77	76	1,281	1,280	2,387	2,384	733	735	4,478	4,475
Brampton City (Zones 21-22)	218	217	3,386	3,437	5,253	5,202	1,059	1,056	9,916	9,912
Zone 23-Oakville	154	158	1,418	1,417	2,462	2,449	392	395	4,426	4,419
Zone 24-Caledon	11	11	25	25	37	37	7	7	80	80
Zone 25-R. Hill, Vaughan, King	79	77	651	651	953	955	104	104	1,787	1,787
Zone 26-Aurora, Newmkt, Whit-St.	61	61	698	706	955	955	100	102	1,814	1,824
Zone 27-Markham	12	12	613	622	880	874	90	90	1,595	1,598
York Region (Zones 25-27)	152	150	1,962	1,979	2,788	2,784	294	296	5,196	5,209
Zone 28-Pickering/Ajax/Uxbridge	10	11	194	194	1,066	1,068	624	626	1,894	1,899
Zone 29-Milton, Halton Hills	31	30	541	552	792	819	57	64	1,421	1,465
Zone 30-Orangeville	48	48	326	326	359	359	37	37	770	770
Zone 31-Bradford, W. Gwillimbury	21	23	310	310	409	409	57	59	797	801
Remaining CMA (Zones 18-31)	1,289	1,293	18,092	18,051	26,733	26,671	5,207	5,211	51,321	51,226

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	394	393	3,686	3,704	7,701	7,733	1,587	1,607	13,368	13,437
York Region	152	150	1,962	1,979	2,788	2,784	294	296	5,196	5,209
Peel Region	873	873	13,341	13,273	18,857	18,783	3,746	3,734	36,817	36,663
Halton Region	288	289	4,670	4,717	7,882	8,035	1,142	1,149	13,982	14,190
Toronto GTA	**24,778**	**24,977**	**133,826**	**134,314**	**138,206**	**138,432**	**28,403**	**28,323**	**325,213**	**326,046**
Toronto CMA	**24,360**	**24,565**	**128,259**	**128,692**	**127,711**	**127,768**	**26,841**	**26,748**	**307,171**	**307,773**

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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	60	59	959	959	2,034	2,035	263	274	3,316	3,327
Zone 2 - Oshawa (S./Central)	161	159	1,419	1,436	2,925	2,939	367	367	4,872	4,901
Oshawa City (Zones 1-2)	221	218	2,378	2,395	4,959	4,974	630	641	8,188	8,228
Zone 3 - Whitby	148	149	848	853	1,201	1,207	256	261	2,453	2,470
Zone 4 - Clarington	12	11	198	194	351	361	22	24	583	590
Oshawa CMA	**381**	**378**	**3,424**	**3,442**	**6,511**	**6,542**	**908**	**926**	**11,224**	**11,288**

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	2.3	1.5	2.5	2.6	2.1	1.7	2.3	0.8	2.3	2.1
Zone 2-Toronto (East)	2.9	4.9	2.9	3.5	0.9	3.5	**	**	2.3	3.7
Zone 3-Toronto (North)	2.5	3.4	2.4	2.9	2.4	2.9	3.9	1.8	2.5	2.9
Zone 4-Toronto (West)	3.6	3.9	3.8	2.9	2.9	2.3	1.3	**	3.5	2.9
Toronto-Former City (Zones 1-4)	**2.8**	**2.9**	**2.8**	**2.8**	**2.3**	**2.4**	**2.7**	**1.7**	**2.7**	**2.7**
Zone 5-Etobicoke (South)	3.9	3.6	5.0	4.3	4.2	3.4	**	**	4.5	3.7
Zone 6-Etobicoke (Central)	2.0	1.4	3.0	4.0	2.7	3.8	2.2	3.7	2.7	3.8
Zone 7-Etobicoke (North)	0.0	**	1.6	3.5	1.3	2.1	**	2.8	3.2	2.6
Etobicoke (Zones 5-7)	**3.2**	**3.2**	**3.8**	**4.1**	**2.9**	**3.4**	**4.1**	**3.2**	**3.4**	**3.6**
Zone 8-York	2.2	4.5	2.9	4.4	2.1	3.5	1.2	5.4	2.5	4.1
Zone 9-East York	3.9	2.5	3.1	2.8	2.8	2.6	2.8	3.7	3.0	2.8
Zone 10-Scarborough (Central)	3.7	3.9	3.3	2.9	2.2	2.3	1.9	1.3	2.6	2.5
Zone 11-Scarborough (North)	9.1	2.2	3.2	3.8	2.5	3.2	2.8	4.2	2.9	3.5
Zone 12-Scarborough (East)	5.3	5.1	1.6	3.8	2.0	2.4	1.4	1.2	1.8	2.6
Scarborough (Zones 10-12)	**4.8**	**3.7**	**2.9**	**3.2**	**2.2**	**2.5**	**1.8**	**1.8**	**2.4**	**2.7**
Zone 13-North York (Southeast)	**	2.9	2.7	3.0	2.7	3.0	3.4	3.8	2.8	3.1
Zone 14-North York (Northeast)	4.9	6.6	2.4	3.0	2.8	2.5	2.6	1.6	2.7	2.6
Zone 15-North York (Southwest)	5.6	4.9	3.3	2.4	2.5	2.5	1.1	1.4	2.8	2.4
Zone 16-North York (N.Central)	**	5.3	2.9	2.3	2.0	2.8	2.0	2.8	2.4	2.7
Zone 17-North York (Northwest)	4.1	4.7	4.7	3.9	3.5	2.7	4.3	3.3	4.1	3.3
North York (Zones 13-17)	**4.7**	**4.9**	**3.3**	**3.0**	**2.8**	**2.8**	**2.9**	**2.7**	**3.0**	**2.9**
Toronto (Zones 1-17)	**3.0**	**3.2**	**3.1**	**3.2**	**2.5**	**2.8**	**2.9**	**2.7**	**2.8**	**3.0**
Zone 18-Mississauga (South)	11.9	**	3.2	3.6	2.9	3.2	3.3	2.4	3.3	3.3
Zone 19-Mississauga (Northwest)	0.0	4.3	2.4	4.1	3.4	2.9	1.1	0.7	2.7	3.0
Zone 20-Mississauga (Northeast)	6.5	3.9	3.4	3.0	3.8	3.8	3.8	3.4	3.7	3.5
Mississauga City (Zones 18-20)	**8.9**	**3.3**	**3.2**	**3.4**	**3.4**	**3.4**	**3.1**	**2.6**	**3.4**	**3.3**
Zone 21-Brampton (West)	5.3	11.2	3.1	4.6	3.3	3.0	5.9	5.1	3.5	4.0
Zone 22-Brampton (East)	0.0	4.0	4.4	4.7	3.9	4.6	4.2	4.5	4.0	4.6
Brampton City (Zones 21-22)	**3.5**	**8.8**	**3.6**	**4.6**	**3.6**	**3.7**	**4.8**	**4.8**	**3.7**	**4.3**
Zone 23-Oakville	**	4.0	1.7	2.9	2.1	2.7	1.2	3.4	1.9	2.9
Zone 24-Caledon	**	**	21.9	**	**	2.2	**	**	7.9	1.2
Zone 25-R. Hill, Vaughan, King	4.4	3.9	2.4	3.6	2.1	3.8	**	5.4	2.3	3.9
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	2.0	2.7	2.2	3.3	**	0.0	2.2	2.8
Zone 27-Markham	**	**	1.5	1.6	0.4	3.3	**	**	1.0	2.6
York Region (Zones 25-27)	**4.6**	**2.5**	**1.9**	**2.6**	**1.7**	**3.5**	**1.8**	**3.2**	**1.9**	**3.1**
Zone 28-Pickering/Ajax/Uxbridge	**	25.0	**	4.6	5.5	4.2	**	2.7	**	3.8
Zone 29-Milton, Halton Hills	**	**	4.7	6.1	2.4	3.5	**	5.0	3.5	4.7
Zone 30-Orangeville	2.3	**	1.6	3.2	2.9	0.5	8.0	**	2.6	2.3
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	1.5	1.6	2.0	1.8	0.0	3.8	1.6	1.8
Remaining CMA (Zones 18-31)	**6.3**	**5.0**	**3.0**	**3.6**	**3.1**	**3.4**	**5.1**	**3.1**	**3.4**	**3.5**

(continued)

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	2.6	4.5	3.5	3.4	3.5	3.6	8.1	2.7	4.1	3.4
York Region	4.6	2.5	1.9	2.6	1.7	3.5	1.8	3.2	1.9	3.1
Peel Region	7.4	4.9	3.3	3.7	3.4	3.5	3.6	3.2	3.5	3.6
Halton Region	3.4	3.2	2.3	3.0	2.5	2.7	1.4	2.9	2.4	2.8
Toronto GTA	**3.1**	**3.2**	**3.1**	**3.2**	**2.7**	**2.9**	**3.2**	**2.8**	**2.9**	**3.1**
Toronto CMA	**3.1**	**3.2**	**3.0**	**3.2**	**2.7**	**2.9**	**3.3**	**2.8**	**2.9**	**3.0**

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	0.0	**	3.1	1.6	2.1	2.2	2.3	0.4	2.4	2.0
Zone 2 - Oshawa (S./Central)	3.4	**	4.9	4.5	3.1	4.3	1.4	4.1	3.6	4.3
Oshawa City (Zones 1-2)	2.5	4.2	4.2	3.4	2.7	3.4	1.8	2.7	3.1	3.4
Zone 3 - Whitby	**	**	1.7	2.5	5.1	4.0	2.6	3.5	3.5	3.4
Zone 4 - Clarington	**	**	1.5	6.9	3.0	2.6	5.2	**	2.5	3.9
Oshawa CMA	**2.1**	**3.6**	**3.4**	**3.4**	**3.2**	**3.5**	**2.2**	**2.9**	**3.2**	**3.4**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1-Toronto (Central)	1.7	4.8	2.6	5.1	3.2	3.7	++	**	1.8	5.1
Zone 2-Toronto (East)	0.8	3.0	1.5	++	1.0	1.4	++	3.0	2.9	++
Zone 3-Toronto (North)	1.7	3.1	1.5	3.9	1.3	3.8	++	4.1	1.6	3.6
Zone 4-Toronto (West)	2.5	3.1	1.4	4.7	1.3	4.6	++	++	1.8	4.3
Toronto-Former City (Zones 1-4)	**1.9**	**3.6**	**1.8**	**4.2**	**1.9**	**3.8**	**++**	**4.6**	**1.8**	**4.0**
Zone 5-Etobicoke (South)	2.0	1.9	1.3	2.0	1.4	1.7	++	3.1	1.7	1.8
Zone 6-Etobicoke (Central)	++	++	2.5	1.7	3.7	2.6	3.1	4.1	2.9	2.5
Zone 7-Etobicoke (North)	**	++	5.6	++	++	++	++	++	**	**
Etobicoke (Zones 5-7)	**2.8**	**++**	**2.6**	**1.3**	**2.8**	**1.6**	**2.0**	**3.1**	**2.6**	**1.6**
Zone 8-York	3.8	**	3.6	1.8	4.5	1.6	++	++	4.7	1.4
Zone 9-East York	1.7	4.6	0.3	2.9	++	2.5	-1.2	3.0	0.4	2.7
Zone 10-Scarborough (Central)	++	3.7	1.0	2.0	1.2	2.1	++	2.6	1.2	2.2
Zone 11-Scarborough (North)	1.0	1.3	0.9	2.3	++	2.9	++	3.1	++	2.7
Zone 12-Scarborough (East)	**	++	2.2	2.4	2.5	2.9	0.7	3.7	2.2	2.8
Scarborough (Zones 10-12)	**1.2**	**2.7**	**1.3**	**2.2**	**1.5**	**2.5**	**++**	**3.1**	**1.3**	**2.5**
Zone 13-North York (Southeast)	++	1.3	1.6	1.6	2.1	1.6	**	1.3	2.2	0.8
Zone 14-North York (Northeast)	++	4.7	1.2	2.2	1.7	3.4	1.7	3.0	2.6	2.8
Zone 15-North York (Southwest)	++	**	0.9	2.8	1.6	2.2	**	3.2	1.3	2.4
Zone 16-North York (N.Central)	++	++	++	4.1	0.9	3.1	++	4.0	++	3.9
Zone 17-North York (Northwest)	2.5	2.4	1.2	2.9	1.2	3.2	++	3.3	++	3.1
North York (Zones 13-17)	**2.8**	**2.6**	**1.0**	**2.7**	**1.5**	**2.7**	**1.1**	**2.9**	**1.2**	**2.5**
Toronto (Zones 1-17)	**2.2**	**3.1**	**1.6**	**2.9**	**1.9**	**2.8**	**0.9**	**3.1**	**1.8**	**2.9**
Zone 18-Mississauga (South)	++	**	1.9	2.8	2.5	1.9	3.8	**	2.2	2.4
Zone 19-Mississauga (Northwest)	++	**	3.5	3.9	2.7	4.0	3.2	3.1	3.4	3.4
Zone 20-Mississauga (Northeast)	**	4.2	2.5	2.7	2.5	3.3	1.8	2.6	2.5	2.9
Mississauga City (Zones 18-20)	**2.9**	**3.4**	**2.3**	**2.9**	**2.5**	**2.7**	**2.6**	**2.6**	**2.5**	**2.7**
Zone 21-Brampton (West)	1.8	3.3	2.7	2.6	1.4	2.7	0.9	3.5	1.8	2.5
Zone 22-Brampton (East)	4.0	2.0	1.3	3.0	0.9	2.9	0.4	2.7	1.0	3.0
Brampton City (Zones 21-22)	**3.0**	**2.5**	**2.1**	**2.8**	**1.2**	**2.8**	**0.6**	**2.9**	**1.4**	**2.7**
Zone 23-Oakville	1.2	3.2	2.4	4.0	2.1	4.1	++	4.2	2.0	4.1
Zone 24-Caledon	n/s	**	n/s	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	**	++	++	++	++	**	1.1	++	++	2.0
Zone 26-Aurora, Newmkt, Whit-St.	++	++	0.7	2.9	0.9	3.0	++	3.4	0.8	3.0
Zone 27-Markham	**	**	2.4	1.6	++	2.2	++	++	++	1.8
York Region (Zones 25-27)	****	**++**	**1.0**	**1.7**	**0.4**	**2.9**	**++**	**1.7**	**0.6**	**2.3**

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 28-Pickering/Ajax/Uxbridge	**	**	++	4.0	1.1	3.8	-1.4	4.4	0.6	3.5
Zone 29-Milton, Halton Hills	**	1.1	1.4	3.5	2.0	3.2	2.1	4.5	1.9	3.2
Zone 30-Orangeville	++	++	2.1	3.2	2.2	**	4.4	**	2.2	2.5
Zone 31-Bradford, W. Gwillimbury	++	++	++	3.2	++	2.3	++	3.0	++	2.6
Remaining CMA (Zones 18-31)	2.5	2.7	2.1	2.9	1.9	2.9	1.7	2.9	1.9	2.8
Durham Region	++	++	1.4	2.2	1.9	1.8	0.8	2.8	1.4	2.0
York Region	**	++	1.0	1.7	0.4	2.9	++	1.7	0.6	2.3
Peel Region	3.0	3.2	2.3	2.8	2.2	2.7	2.1	2.7	2.2	2.7
Halton Region	1.9	2.5	3.0	3.7	2.7	3.8	3.2	2.8	2.8	3.6
Toronto GTA	**2.2**	**3.0**	**1.8**	**2.9**	**1.9**	**2.8**	**1.2**	**3.0**	**1.8**	**2.8**
Toronto CMA	**2.2**	**3.1**	**1.7**	**2.9**	**1.9**	**2.8**	**1.1**	**3.0**	**1.8**	**2.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Oshawa (North)	3.0	**	2.1	2.1	2.8	1.2	1.8	2.6	2.3	1.7
Zone 2 - Oshawa (S./Central)	++	++	0.7	1.5	1.7	1.7	2.0	1.6	1.4	1.6
Oshawa City (Zones 1-2)	++	++	1.3	1.7	2.2	1.5	1.9	2.1	1.7	1.6
Zone 3 - Whitby	++	4.0	1.6	3.0	1.4	1.7	0.7	2.1	1.2	1.8
Zone 4 - Clarington	**	**	1.4	2.8	1.4	1.5	**	**	1.6	2.1
Oshawa CMA	**++**	**++**	**1.4**	**2.1**	**2.0**	**1.5**	**1.7**	**2.1**	**1.6**	**1.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto-Former City (Zones 1-4)										
Pre 1940	2.5	1.9	1.8	1.7	1.3	1.3	**	0.3	1.8	1.6
1940 - 1959	2.2	1.2	2.4	1.1	1.6	2.9	1.7	0.4	2.1	1.5
1960 - 1974	0.8	1.0	1.1	1.3	1.0	1.1	1.6	0.9	1.0	1.2
1975 - 1989	0.2	0.2	0.6	0.2	0.7	0.1	1.1	0.0	0.5	0.2
1990+	0.6	0.4	0.8	0.8	1.4	0.4	0.0	**	1.0	0.6
Total	1.3	1.1	1.4	1.2	1.2	1.3	1.8	0.5	1.3	1.2
Toronto (Zones 1-17)										
Pre 1940	2.3	1.8	1.6	1.6	1.3	1.3	**	0.3	1.7	1.5
1940 - 1959	2.2	1.7	2.3	2.3	1.4	2.5	1.0	1.6	1.9	2.3
1960 - 1974	1.2	1.4	1.3	1.7	1.3	1.5	1.1	1.7	1.3	1.6
1975 - 1989	0.5	1.0	0.8	1.1	1.3	1.6	4.0	2.1	1.4	1.4
1990+	**	0.3	0.9	0.8	1.1	1.2	2.1	**	1.0	1.1
Total	1.5	1.5	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7
Remaining CMA (Zones 18-31)										
Pre 1940	**	**	6.9	8.5	**	3.8	**	**	7.5	8.4
1940 - 1959	**	**	2.3	3.4	1.9	2.6	**	4.3	2.2	3.1
1960 - 1974	3.0	2.2	1.1	1.7	1.0	1.6	1.3	1.6	1.1	1.7
1975 - 1989	0.7	1.7	0.8	1.6	1.4	1.6	1.6	1.5	1.3	1.6
1990+	n/u	n/u	7.4	2.9	1.2	3.3	1.5	0.8	3.3	2.8
Total	3.5	3.7	1.2	1.9	1.3	1.7	1.5	1.6	1.3	1.8
Durham Region										
Pre 1940	**	**	**	4.7	**	4.5	**	**	3.4	5.1
1940 - 1959	**	0.0	**	**	**	3.1	**	**	4.2	3.3
1960 - 1974	1.6	**	1.9	2.4	1.8	2.1	1.1	2.5	1.8	2.2
1975 - 1989	0.0	0.0	1.8	1.0	1.8	1.8	1.9	0.7	1.8	1.3
1990+	n/s	n/s	5.0	**	1.2	3.6	**	**	2.3	4.1
Total	1.8	**	2.5	2.4	1.8	2.2	1.6	1.4	2.0	2.1
York Region										
Pre 1940	**	**	**	**	**	**	**	**	**	4.6
1940 - 1959	**	**	0.0	**	0.0	**	**	**	0.0	**
1960 - 1974	2.4	**	0.7	2.0	0.4	1.8	**	**	0.6	1.9
1975 - 1989	**	**	0.3	0.0	1.1	0.9	0.0	0.0	0.7	0.5
1990+	n/u	n/u	**	**	**	**	**	n/s	**	**
Total	2.9	**	0.7	1.8	0.6	1.6	0.7	0.5	0.8	1.6

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Peel Region										
Pre 1940	**	**	**	**	**	0.0	n/u	n/u	**	**
1940 - 1959	**	**	2.8	3.7	2.8	2.9	**	**	3.0	3.3
1960 - 1974	3.4	2.5	1.3	1.8	1.1	1.7	1.4	1.8	1.3	1.8
1975 - 1989	1.2	2.6	0.8	1.7	1.3	1.7	1.6	1.7	1.2	1.7
1990+	n/u	n/u	9.1	3.0	2.0	4.4	**	**	4.7	3.2
Total	3.6	4.0	1.3	1.9	1.3	1.8	1.5	1.7	1.4	1.9
Halton Region										
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	0.0	**	0.9	2.2	2.6	1.4	**	**	2.1	1.9
1960 - 1974	**	0.6	0.6	0.9	1.1	1.2	0.4	1.3	0.9	1.1
1975 - 1989	**	**	1.2	0.8	1.4	0.8	0.0	**	1.1	1.0
1990+	n/u	n/u	**	2.5	0.6	0.8	0.0	0.0	0.5	1.1
Total	3.0	1.3	0.9	1.4	1.3	1.2	0.5	1.8	1.1	1.3
Toronto GTA										
Pre 1940	2.5	2.1	1.8	1.9	1.5	1.5	**	0.7	1.9	1.8
1940 - 1959	2.2	1.7	2.3	2.4	1.4	2.5	1.0	1.6	1.9	2.3
1960 - 1974	1.4	1.5	1.3	1.7	1.2	1.5	1.1	1.7	1.3	1.6
1975 - 1989	0.5	1.0	0.9	1.2	1.3	1.6	2.8	1.7	1.3	1.4
1990+	**	0.3	1.7	1.4	1.1	1.4	1.8	**	1.4	1.4
Total	1.6	1.5	1.5	1.8	1.3	1.7	1.5	1.7	1.4	1.7
Toronto CMA										
Pre 1940	2.5	2.2	1.8	1.8	1.4	1.4	**	0.7	1.9	1.7
1940 - 1959	2.2	1.7	2.3	2.4	1.4	2.5	1.0	1.6	1.9	2.3
1960 - 1974	1.3	1.5	1.3	1.7	1.2	1.5	1.1	1.7	1.2	1.6
1975 - 1989	0.5	1.0	0.8	1.3	1.4	1.6	2.9	1.8	1.3	1.5
1990+	**	0.3	1.6	1.1	1.1	1.5	1.9	**	1.4	1.4
Total	1.6	1.6	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7

The following letter codes are used to indicate the reliability of the estimates:
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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Oshawa CMA										
Pre 1960	**	**	4.6	4.4	2.0	3.7	**	**	3.1	3.9
1960 - 1974	1.7	**	2.0	2.3	1.8	2.1	1.2	2.7	1.8	2.2
1975 - 1989	0.0	0.0	1.8	1.0	0.8	1.5	1.2	0.6	1.2	1.2
1990+	n/s	n/s	5.0	**	1.2	3.8	**	**	2.3	4.4
Total	1.2	1.2	2.4	2.3	1.6	2.1	1.2	1.8	1.8	2.1

The following letter codes are used to indicate the reliability of the estimates:
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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto-Former City (Zones 1-4)										
Pre 1940	718	768	986	1,027	1,305	1,466	**	**	1,044	1,167
1940 - 1959	784	826	974	1,025	1,226	1,284	1,797	1,880	1,046	1,078
1960 - 1974	895	906	1,117	1,161	1,500	1,507	2,542	2,474	1,200	1,235
1975 - 1989	887	962	1,122	1,270	1,547	1,604	1,716	1,926	1,139	1,282
1990+	1,238	1,102	1,485	1,503	1,788	1,854	**	**	1,592	1,612
Total	843	872	1,081	1,132	1,417	1,490	2,136	2,329	1,147	1,210
Toronto (Zones 1-17)										
Pre 1940	718	766	967	1,006	1,272	1,404	**	**	1,027	1,136
1940 - 1959	749	775	883	919	1,046	1,069	1,317	1,348	948	974
1960 - 1974	868	874	989	1,020	1,154	1,181	1,379	1,414	1,086	1,116
1975 - 1989	863	927	1,021	1,093	1,212	1,272	1,300	1,345	1,104	1,174
1990+	**	1,075	1,677	1,423	**	1,642	1,620	1,733	1,726	1,512
Total	822	840	979	1,010	1,161	1,194	1,374	1,443	1,067	1,103
Remaining CMA (Zones 18-31)										
Pre 1940	670	691	853	837	952	963	846	1,134	856	861
1940 - 1959	652	685	817	828	950	962	1,002	1,095	877	898
1960 - 1974	757	777	932	954	1,062	1,097	1,220	1,261	1,015	1,046
1975 - 1989	840	854	1,057	1,084	1,182	1,216	1,295	1,316	1,160	1,189
1990+	n/u	n/u	995	1,041	1,154	1,166	1,395	**	1,130	1,151
Total	755	775	966	989	1,108	1,141	1,258	1,291	1,066	1,095
Durham Region										
Pre 1940	639	619	685	689	927	875	**	**	771	750
1940 - 1959	629	**	692	757	887	870	**	**	815	832
1960 - 1974	662	665	834	844	949	944	1,076	1,035	920	916
1975 - 1989	704	750	878	901	982	986	1,155	1,177	997	1,004
1990+	n/s	n/s	767	819	922	962	1,003	1,063	877	929
Total	671	685	822	843	953	954	1,129	1,127	935	939
York Region										
Pre 1940	612	611	787	810	846	966	**	**	793	863
1940 - 1959	598	605	841	848	987	1,001	**	**	894	918
1960 - 1974	779	769	972	983	1,107	1,122	1,292	1,291	1,043	1,056
1975 - 1989	**	**	1,012	1,004	1,135	1,164	1,353	1,315	1,114	1,130
1990+	n/u	n/u	**	**	1,350	**	**	n/s	1,296	**
Total	770	762	971	977	1,108	1,130	1,233	1,299	1,048	1,067

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Peel Region										
Pre 1940	598	620	792	794	859	844	n/u	n/u	764	744
1940 - 1959	628	670	812	815	961	952	**	**	863	873
1960 - 1974	755	766	920	940	1,047	1,076	1,202	1,241	1,003	1,030
1975 - 1989	851	859	1,071	1,098	1,192	1,228	1,336	1,358	1,169	1,198
1990+	n/u	n/u	1,008	1,047	1,188	1,233	**	**	1,152	1,182
Total	754	767	969	991	1,109	1,140	1,269	1,296	1,067	1,094
Halton Region										
Pre 1940	689	728	950	1,084	1,147	1,037	**	**	994	1,036
1940 - 1959	712	739	825	864	952	977	**	**	909	939
1960 - 1974	783	840	960	997	1,092	1,143	1,319	1,345	1,065	1,106
1975 - 1989	**	**	1,057	1,090	1,247	1,285	1,382	1,410	1,204	1,230
1990+	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Total	802	859	971	1,007	1,113	1,155	1,334	1,353	1,083	1,116
Toronto GTA										
Pre 1940	716	761	955	994	1,251	1,372	**	**	1,016	1,119
1940 - 1959	747	774	880	916	1,039	1,062	1,311	1,341	944	970
1960 - 1974	857	863	976	1,006	1,124	1,154	1,346	1,380	1,068	1,099
1975 - 1989	860	919	1,026	1,078	1,181	1,219	1,288	1,320	1,118	1,164
1990+	**	1,075	1,542	1,353	1,596	1,532	1,512	1,595	1,566	1,435
Total	818	836	973	1,003	1,137	1,170	1,340	1,399	1,061	1,095
Toronto CMA										
Pre 1940	717	763	963	1,000	1,259	1,384	**	**	1,021	1,126
1940 - 1959	748	775	882	917	1,043	1,066	1,311	1,341	946	972
1960 - 1974	860	866	980	1,010	1,135	1,165	1,355	1,393	1,073	1,105
1975 - 1989	862	923	1,033	1,089	1,197	1,243	1,297	1,332	1,127	1,180
1990+	**	1,075	1,588	1,374	1,686	1,579	1,538	1,636	1,629	1,465
Total	819	837	977	1,007	1,149	1,183	1,349	1,413	1,066	1,102

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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1.2.2 Loyer moyen ($) des appartements d'initiative privée selon l'année de construction et le nombre de chambres RMR de Oshawa

Année de construction	Studios		1 chambre		2 chambres		3 chambres +		Tous les log.	
	oct.11	oct.12	oct.11	oct.12	oct.11	oct.12	oct.11	oct.12	oct.11	oct.12
Oshawa (RMR)										
Avant 1960	632	613	684	706	906	881	**	**	801	789
1960 à 1974	661	658	831	842	945	939	1 070	1 023	915	910
1975 à 1989	703	750	868	893	950	954	1 090	1 105	932	942
1990 ou après	a.l.e.	a.l.e.	767	798	922	950	1 003	1 063	877	917
Tous les immeubles	669	684	819	839	941	939	1 075	1 053	906	909

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	0.6	**	**	**	0.9	**
6 to 19 Units	**	**	1.9	1.2	**	1.2	**	**	2.1	1.2
20 to 49 Units	3.5	1.5	1.2	1.5	1.5	0.5	0.8	1.0	1.9	1.3
50 to 99 Units	1.0	1.1	2.8	0.9	1.7	0.6	1.4	0.3	2.1	0.9
100 to 199 Units	1.4	0.8	0.9	1.3	0.9	1.0	4.7	1.2	1.1	1.2
200+ Units	0.6	0.6	0.9	1.1	0.9	1.1	0.8	0.8	0.9	1.0
Total	1.3	1.1	1.4	1.2	1.2	1.3	1.8	0.5	1.3	1.2
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	0.6	3.7	0.4	**	0.8	3.1
6 to 19 Units	2.4	2.4	2.3	3.2	2.4	2.2	**	**	2.3	2.6
20 to 49 Units	2.7	1.6	2.0	2.4	1.4	2.2	2.5	1.1	1.9	2.2
50 to 99 Units	1.6	1.7	2.3	1.4	1.4	1.4	0.7	1.0	1.8	1.4
100 to 199 Units	1.4	1.4	1.1	1.7	1.1	1.5	1.4	1.7	1.1	1.6
200+ Units	0.9	0.9	1.1	1.4	1.2	1.4	2.1	2.0	1.2	1.4
Total	1.5	1.5	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7
Remaining CMA (Zones 18-31)										
3 to 5 Units	0.0	**	3.4	5.7	1.4	2.6	**	**	2.2	4.7
6 to 19 Units	**	**	3.9	4.0	3.1	2.6	**	**	3.9	3.6
20 to 49 Units	1.3	2.7	1.3	1.9	1.7	2.0	3.1	**	1.6	1.9
50 to 99 Units	3.1	2.2	0.8	1.3	0.9	1.6	1.7	0.8	1.0	1.4
100 to 199 Units	0.8	2.5	0.8	2.3	1.3	1.6	0.8	1.4	1.0	1.8
200+ Units	6.4	4.6	1.5	1.1	1.1	1.6	1.8	2.2	1.3	1.5
Total	3.5	3.7	1.2	1.9	1.3	1.7	1.5	1.6	1.3	1.8
Durham Region										
3 to 5 Units	**	**	**	**	1.9	5.0	0.0	**	2.3	4.8
6 to 19 Units	**	**	5.7	5.5	3.5	3.8	0.0	**	4.0	4.3
20 to 49 Units	1.3	**	0.8	2.8	1.1	1.6	**	0.0	1.0	2.1
50 to 99 Units	**	**	1.3	0.6	1.2	1.2	2.2	0.0	1.5	0.7
100 to 199 Units	**	**	1.4	0.7	0.7	1.1	1.0	1.8	0.9	1.1
200+ Units	n/u	n/u	**	**	**	2.5	**	3.0	**	2.6
Total	1.8	**	2.5	2.4	1.8	2.2	1.6	1.4	2.0	2.1
York Region										
3 to 5 Units	**	**	0.0	**	**	**	0.0	0.0	**	**
6 to 19 Units	**	0.0	4.3	3.8	1.9	2.9	**	**	3.3	3.0
20 to 49 Units	**	**	0.5	2.5	1.3	1.9	**	**	1.1	2.1
50 to 99 Units	4.9	**	0.2	0.6	0.1	1.3	0.0	0.0	0.2	0.9
100 to 199 Units	**	**	0.0	1.4	0.2	0.7	**	0.7	0.1	0.9
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.9	**	0.7	1.8	0.6	1.6	0.7	0.5	0.8	1.6

(continued)

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Peel Region										
3 to 5 Units	0.0	**	**	**	**	0.0	**	**	3.5	4.7
6 to 19 Units	**	**	3.6	2.8	4.5	3.7	0.0	**	4.4	4.2
20 to 49 Units	1.2	**	1.6	1.4	1.9	1.5	3.3	**	1.9	1.4
50 to 99 Units	3.7	1.6	1.3	1.8	1.1	2.0	1.3	1.8	1.3	1.9
100 to 199 Units	1.0	2.9	0.9	2.5	1.5	1.9	0.9	1.7	1.2	2.1
200+ Units	7.2	5.2	1.4	1.1	0.7	1.5	2.0	1.9	1.1	1.4
Total	3.6	4.0	1.3	1.9	1.3	1.8	1.5	1.7	1.4	1.9
Halton Region										
3 to 5 Units	0.0	**	0.0	**	0.0	**	**	**	0.6	**
6 to 19 Units	**	**	3.1	5.7	2.6	1.4	0.0	**	3.0	2.8
20 to 49 Units	0.0	0.0	0.7	0.6	2.2	3.3	1.7	**	1.7	2.3
50 to 99 Units	0.0	1.1	0.4	0.7	0.6	0.7	0.3	0.4	0.5	0.7
100 to 199 Units	4.3	**	0.6	1.3	0.9	0.8	0.3	1.8	0.8	1.1
200+ Units	**	**	2.2	0.2	2.7	0.3	**	**	2.2	0.4
Total	3.0	1.3	0.9	1.4	1.3	1.2	0.5	1.8	1.1	1.3
Toronto GTA										
3 to 5 Units	0.2	**	**	**	0.7	3.8	0.7	**	0.9	3.4
6 to 19 Units	3.0	2.9	2.7	3.5	2.6	2.5	**	**	2.7	2.9
20 to 49 Units	2.7	1.7	1.9	2.3	1.4	2.1	2.6	1.1	1.8	2.1
50 to 99 Units	1.8	1.7	1.9	1.4	1.2	1.4	1.1	0.9	1.6	1.4
100 to 199 Units	1.4	1.5	1.0	1.8	1.1	1.5	1.2	1.7	1.1	1.6
200+ Units	0.9	0.9	1.1	1.4	1.2	1.4	2.1	2.0	1.2	1.4
Total	1.6	1.5	1.5	1.8	1.3	1.7	1.5	1.7	1.4	1.7
Toronto CMA										
3 to 5 Units	**	**	**	**	0.7	3.6	0.8	**	0.9	3.2
6 to 19 Units	3.2	3.0	2.5	3.3	2.5	2.3	**	**	2.5	2.7
20 to 49 Units	2.7	1.7	1.9	2.3	1.4	2.1	2.7	1.3	1.9	2.1
50 to 99 Units	1.8	1.7	2.0	1.4	1.3	1.4	1.1	0.9	1.6	1.4
100 to 199 Units	1.3	1.5	1.0	1.8	1.1	1.5	1.2	1.6	1.1	1.6
200+ Units	1.0	0.9	1.1	1.4	1.2	1.5	2.1	2.1	1.2	1.4
Total	1.6	1.6	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Oshawa CMA										
3 to 5 Units	**	**	**	**	2.0	5.9	0.0	**	2.3	5.2
6 to 19 Units	0.0	**	5.3	5.6	3.1	3.9	0.0	**	3.7	4.3
20 to 49 Units	1.3	0.0	0.8	2.3	1.1	1.6	**	0.0	1.0	1.8
50 to 99 Units	**	**	1.5	0.6	1.2	1.0	1.7	0.0	1.3	0.8
100+ Units	**	**	1.5	0.8	0.8	1.1	1.2	1.9	1.0	1.1
Total	1.2	1.2	2.4	2.3	1.6	2.1	1.2	1.8	1.8	2.1

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto-Former City (Zones 1-4)										
3 to 5 Units	768	750	960	969	1,266	1,406	**	**	1,125	1,275
6 to 19 Units	648	707	952	995	1,274	1,327	1,801	**	1,056	1,103
20 to 49 Units	734	766	965	991	1,238	1,281	1,984	2,429	980	1,005
50 to 99 Units	807	835	1,045	1,088	1,336	1,381	2,013	2,298	1,092	1,128
100 to 199 Units	878	910	1,123	1,195	1,517	1,533	2,571	2,752	1,235	1,280
200+ Units	924	964	1,157	1,205	1,574	1,625	**	2,295	1,215	1,285
Total	843	872	1,081	1,132	1,417	1,490	2,136	2,329	1,147	1,210
Toronto (Zones 1-17)										
3 to 5 Units	755	718	912	948	1,176	1,261	1,432	**	1,067	1,192
6 to 19 Units	659	703	883	914	1,097	1,125	1,541	1,471	993	1,021
20 to 49 Units	723	744	897	906	1,066	1,082	1,544	1,720	937	951
50 to 99 Units	789	815	930	965	1,075	1,098	1,268	1,305	995	1,023
100 to 199 Units	878	865	1,012	1,018	1,169	1,175	1,319	1,359	1,109	1,120
200+ Units	900	937	1,045	1,086	1,240	1,287	1,410	1,471	1,135	1,182
Total	822	840	979	1,010	1,161	1,194	1,374	1,443	1,067	1,103
Remaining CMA (Zones 18-31)										
3 to 5 Units	597	640	787	805	923	982	962	1,117	873	917
6 to 19 Units	676	691	834	827	989	1,015	1,125	1,183	914	925
20 to 49 Units	755	778	888	921	1,026	1,056	1,253	1,290	983	1,012
50 to 99 Units	777	791	947	966	1,076	1,112	1,240	1,255	1,039	1,066
100 to 199 Units	773	806	987	1,018	1,133	1,167	1,244	1,279	1,091	1,123
200+ Units	780	796	1,037	1,062	1,159	1,193	1,370	1,381	1,134	1,164
Total	755	775	966	989	1,108	1,141	1,258	1,291	1,066	1,095
Durham Region										
3 to 5 Units	611	599	691	737	828	842	1,010	972	808	816
6 to 19 Units	622	629	728	757	898	900	1,026	1,062	842	845
20 to 49 Units	655	690	790	811	945	921	1,156	1,019	888	869
50 to 99 Units	742	794	870	892	1,013	1,026	1,159	1,186	1,021	1,029
100 to 199 Units	711	696	890	914	962	958	1,076	1,041	948	955
200+ Units	n/u	n/u	**	**	**	1,033	**	1,176	**	1,061
Total	671	685	822	843	953	954	1,129	1,127	935	939
York Region										
3 to 5 Units	575	582	806	802	943	1,004	810	1,158	874	938
6 to 19 Units	681	674	837	838	990	986	**	**	900	904
20 to 49 Units	828	779	902	902	1,047	1,050	1,220	1,218	995	990
50 to 99 Units	766	768	995	1,008	1,115	1,172	1,362	1,361	1,059	1,095
100 to 199 Units	**	**	1,052	1,058	1,220	1,198	1,357	1,320	1,167	1,158
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	770	762	971	977	1,108	1,130	1,233	1,299	1,048	1,067

(continued)

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Peel Region										
3 to 5 Units	**	605	782	827	942	1,009	1,065	1,096	903	947
6 to 19 Units	630	648	816	811	987	1,003	1,216	1,177	897	908
20 to 49 Units	745	784	870	896	1,025	1,040	1,281	1,313	989	1,010
50 to 99 Units	779	775	929	941	1,043	1,069	1,242	1,218	1,003	1,025
100 to 199 Units	749	786	974	1,001	1,112	1,145	1,222	1,263	1,072	1,102
200+ Units	769	782	1,035	1,060	1,166	1,203	1,378	1,414	1,134	1,167
Total	754	767	969	991	1,109	1,140	1,269	1,296	1,067	1,094
Halton Region										
3 to 5 Units	**	**	843	**	987	1,043	1,094	**	960	1,050
6 to 19 Units	723	738	853	889	961	1,036	934	1,048	928	979
20 to 49 Units	749	845	921	988	1,034	1,072	1,061	1,133	993	1,040
50 to 99 Units	761	835	940	986	1,086	1,138	1,353	1,422	1,053	1,098
100 to 199 Units	814	868	1,008	1,031	1,170	1,185	1,368	1,321	1,135	1,147
200+ Units	**	**	1,050	1,052	1,265	1,318	**	**	1,229	1,237
Total	802	859	971	1,007	1,113	1,155	1,334	1,353	1,083	1,116
Toronto GTA										
3 to 5 Units	746	709	894	934	1,139	1,212	1,298	**	1,040	1,152
6 to 19 Units	658	698	863	890	1,049	1,077	1,441	1,420	965	990
20 to 49 Units	723	745	893	904	1,050	1,064	1,422	1,527	941	955
50 to 99 Units	787	812	931	963	1,068	1,095	1,248	1,277	1,003	1,030
100 to 199 Units	866	860	1,002	1,013	1,147	1,160	1,296	1,325	1,098	1,113
200+ Units	899	936	1,043	1,083	1,224	1,271	1,407	1,461	1,135	1,180
Total	818	836	973	1,003	1,137	1,170	1,340	1,399	1,061	1,095
Toronto CMA										
3 to 5 Units	748	714	903	936	1,160	1,243	1,339	**	1,053	1,172
6 to 19 Units	660	702	877	902	1,083	1,110	1,495	1,448	983	1,009
20 to 49 Units	724	746	896	908	1,058	1,077	1,441	1,549	943	959
50 to 99 Units	787	812	933	965	1,075	1,102	1,257	1,287	1,005	1,033
100 to 199 Units	868	860	1,007	1,018	1,159	1,173	1,301	1,342	1,104	1,121
200+ Units	899	935	1,044	1,084	1,225	1,271	1,405	1,460	1,134	1,180
Total	819	837	977	1,007	1,149	1,183	1,349	1,413	1,066	1,102

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Oshawa CMA										
3 to 5 Units	611	610	685	730	828	858	1,008	972	812	824
6 to 19 Units	620	628	730	755	907	903	996	989	845	845
20 to 49 Units	655	683	790	803	945	916	1,156	1,019	888	864
50 to 99 Units	740	793	843	872	967	983	1,086	1,102	935	951
100+ Units	711	696	890	916	967	963	1,083	1,051	952	960
Total	669	684	819	839	941	939	1,075	1,053	906	909

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	**	**	1.0	**	1.3	0.8	1.1	0.6	1.5	1.4	0.8	0.7
Zone 2-Toronto (East)	0.3	**	1.7	2.2	2.6	1.3	3.2	3.2	**	**	0.5	0.3
Zone 3-Toronto (North)	**	**	**	4.0	1.5	1.5	1.0	0.7	0.9	0.9	0.3	0.9
Zone 4-Toronto (West)	**	**	1.7	0.5	2.7	1.5	4.8	1.0	1.3	1.9	1.7	1.8
Toronto-Former City (Zones 1-4)	**0.9**	**	**2.1**	**1.2**	**1.9**	**1.3**	**2.1**	**0.9**	**1.1**	**1.2**	**0.9**	**1.0**
Zone 5-Etobicoke (South)	0.4	**	4.9	**	2.5	2.4	1.8	1.5	0.9	1.3	n/u	n/u
Zone 6-Etobicoke (Central)	0.0	**	1.0	**	1.9	**	1.1	1.3	1.5	2.2	0.9	1.8
Zone 7-Etobicoke (North)	0.0	**	0.4	3.6	**	**	0.2	1.0	0.4	3.1	4.1	**
Etobicoke (Zones 5-7)	**0.3**	**	**3.8**	**4.6**	**2.3**	**4.4**	**1.2**	**1.3**	**1.2**	**2.2**	**1.9**	**1.8**
Zone 8-York	**	**	1.6	**	1.0	1.9	2.6	3.2	0.5	1.8	2.0	2.3
Zone 9-East York	0.0	**	2.6	3.0	1.7	1.7	2.1	1.9	1.2	1.1	1.9	1.8
Zone 10-Scarborough (Central)	**	**	0.8	1.5	3.0	2.3	1.6	1.6	1.6	1.3	0.7	1.4
Zone 11-Scarborough (North)	n/u	n/u	3.6	0.0	n/s	**	**	**	1.4	2.0	1.2	1.4
Zone 12-Scarborough (East)	**	**	**	**	**	**	1.5	1.1	0.7	1.4	1.0	1.5
Scarborough (Zones 10-12)	******	******	**0.9**	**1.4**	**2.9**	**2.2**	**1.5**	**1.7**	**1.2**	**1.6**	**0.9**	**1.4**
Zone 13-North York (Southeast)	**	**	3.9	2.1	0.4	**	0.9	1.4	1.3	2.5	1.1	1.5
Zone 14-North York (Northeast)	**	**	0.0	0.0	2.1	1.3	**	**	0.7	0.7	0.9	1.7
Zone 15-North York (Southwest)	0.0	0.0	1.2	2.5	2.2	1.6	1.4	1.6	0.6	1.9	1.9	1.6
Zone 16-North York (N.Central)	0.0	0.0	2.5	0.6	1.2	0.4	1.4	1.0	0.4	1.3	0.4	1.6
Zone 17-North York (Northwest)	**	n/s	3.3	4.2	3.2	3.4	2.7	1.5	2.1	2.0	2.2	2.0
North York (Zones 13-17)	******	**0.0**	**2.0**	**2.5**	**2.0**	**2.1**	**1.6**	**1.4**	**1.2**	**1.6**	**1.3**	**1.7**
Toronto (Zones 1-17)	**0.8**	**3.1**	**2.3**	**2.6**	**1.9**	**2.2**	**1.8**	**1.4**	**1.1**	**1.6**	**1.2**	**1.4**
Zone 18-Mississauga (South)	**	**	3.5	3.6	1.9	1.6	1.0	1.7	1.0	1.9	0.8	0.6
Zone 19-Mississauga (Northwest)	**	**	3.7	**	3.3	2.3	0.5	1.3	0.6	1.5	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	11.4	**	1.6	0.9	2.5	2.7	1.5	2.4	1.2	1.6
Mississauga City (Zones 18-20)	******	******	**4.4**	**3.1**	**1.9**	**1.4**	**1.4**	**1.9**	**1.1**	**2.0**	**1.1**	**1.3**
Zone 21-Brampton (West)	**	**	3.1	**	2.0	1.4	0.9	1.6	2.4	2.0	1.1	0.8
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	1.1	2.4	1.2	2.4
Brampton City (Zones 21-22)	******	******	**3.1**	******	**2.0**	**1.4**	**0.9**	**1.5**	**1.6**	**2.3**	**1.2**	**1.7**
Zone 23-Oakville	0.0	0.0	2.7	0.9	2.0	2.1	0.4	0.4	0.3	0.7	**	**
Zone 24-Caledon	n/u	n/u	10.9	**	**	**	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	0.0	**	**	**	1.7	3.6	0.3	0.4	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.8	2.0	0.4	1.0	0.2	0.6	**	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	**	**	0.2	1.4	n/u	n/u
York Region (Zones 25-27)	******	******	**3.3**	**3.0**	**1.1**	**2.1**	**0.2**	**0.9**	**0.1**	**0.9**	**n/u**	**n/u**
Zone 28-Pickering/Ajax/Uxbridge	**	**	**	**	n/s	**	2.0	0.5	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	**	**	**	**	**	3.5	0.4	0.6	**	**	n/u	n/u
Zone 30-Orangeville	5.1	**	0.0	**	0.9	1.7	**	**	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	**	0.0	**	**	0.5	2.6	**	**	**	**	n/u	n/u
Remaining CMA (Zones 18-31)	**2.2**	**4.7**	**3.9**	**3.6**	**1.6**	**1.9**	**1.0**	**1.4**	**1.0**	**1.8**	**1.3**	**1.5**

(continued)

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA												
Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	2.3	4.8	4.0	4.3	1.0	2.1	1.5	0.7	n/u	n/u	**	**
York Region	**	**	3.3	3.0	1.1	2.1	0.2	0.9	0.1	0.9	n/u	n/u
Peel Region	3.5	4.7	4.4	4.2	1.9	1.4	1.3	1.9	1.2	2.1	1.1	1.4
Halton Region	0.6	**	3.0	2.8	1.7	2.3	0.5	0.7	0.8	1.1	2.2	0.4
Toronto GTA	**0.9**	**3.4**	**2.7**	**2.9**	**1.8**	**2.1**	**1.6**	**1.4**	**1.1**	**1.6**	**1.2**	**1.4**
Toronto CMA	**0.9**	**3.2**	**2.5**	**2.7**	**1.9**	**2.1**	**1.6**	**1.4**	**1.1**	**1.6**	**1.2**	**1.4**

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA										
Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	0.8	4.7	2.0	3.1	3.6	2.2	0.8	1.1	1.0	0.6
Zone 2 - Oshawa (S./Central)	3.7	5.0	5.5	5.8	1.0	2.2	1.9	1.0	1.4	3.0
Oshawa City (Zones 1-2)	2.8	4.9	4.8	5.3	1.4	2.2	1.4	1.1	1.1	1.5
Zone 3 - Whitby	0.0	**	1.3	1.1	0.0	0.0	**	**	0.8	0.1
Zone 4 - Clarington	**	0.0	0.9	5.0	**	**	**	**	**	**
Oshawa CMA	**2.3**	**5.2**	**3.7**	**4.3**	**1.0**	**1.8**	**1.3**	**0.8**	**1.0**	**1.1**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto-Former City (Zones 1-4)										
LT $800	2.1	1.9	3.3	**	0.0	**	**	**	2.5	2.3
$800 - $899	0.5	0.7	2.6	0.7	**	0.3	**	**	1.7	0.7
$900 - $999	0.8	0.7	1.3	0.6	0.2	0.1	**	**	1.1	0.6
$1000 - $1099	0.4	1.2	0.6	0.9	2.1	**	**	**	0.8	1.3
$1100 - $1199	0.1	0.2	0.8	0.8	1.1	0.5	**	**	0.7	0.7
$1200+	1.4	0.6	1.1	1.4	1.2	0.9	1.4	0.6	1.2	1.1
Total	1.3	1.1	1.4	1.2	1.2	1.3	1.8	0.5	1.3	1.2
Toronto (Zones 1-17)										
LT $800	2.1	1.9	2.7	3.8	1.4	**	0.0	0.8	2.4	2.8
$800 - $899	0.9	1.4	1.9	1.9	1.1	1.9	0.0	0.0	1.6	1.8
$900 - $999	1.0	0.9	1.2	1.2	1.5	1.8	1.1	0.2	1.3	1.4
$1000 - $1099	0.3	1.1	0.5	0.9	1.2	1.2	1.3	1.0	0.9	1.1
$1100 - $1199	0.1	1.0	0.8	1.0	1.3	1.1	3.2	1.4	1.3	1.1
$1200+	1.8	0.6	1.3	1.7	1.3	1.6	1.2	1.9	1.3	1.7
Total	1.5	1.5	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7
Remaining CMA (Zones 18-31)										
LT $800	3.8	4.3	5.2	4.9	3.9	**	**	**	4.4	4.5
$800 - $899	5.5	2.5	1.3	2.1	2.1	2.6	**	**	1.6	2.2
$900 - $999	0.0	0.0	1.0	1.2	1.2	1.0	0.0	**	1.1	1.1
$1000 - $1099	**	**	0.9	1.3	1.1	1.0	1.0	2.4	1.1	1.1
$1100 - $1199	n/s	**	1.2	1.6	0.6	1.3	2.3	2.7	1.0	1.5
$1200+	**	**	0.1	3.1	1.3	1.7	1.5	1.2	1.3	1.7
Total	3.5	3.7	1.2	1.9	1.3	1.7	1.5	1.6	1.3	1.8
Durham Region										
LT $800	2.4	**	4.7	**	2.4	5.9	**	**	3.8	3.3
$800 - $899	**	**	**	3.2	2.5	**	**	7.4	2.1	3.1
$900 - $999	**	**	0.5	1.4	1.3	1.5	1.4	**	1.2	1.5
$1000 - $1099	n/s	n/s	4.5	0.7	2.0	1.5	0.7	0.6	1.9	1.3
$1100 - $1199	n/s	n/s	**	**	0.0	0.2	2.9	1.5	1.9	0.9
$1200+	n/s	n/s	**	**	0.7	1.8	0.3	0.2	0.5	0.7
Total	1.8	**	2.5	2.4	1.8	2.2	1.6	1.4	2.0	2.1
York Region										
LT $800	**	0.0	4.5	**	**	**	**	n/s	3.8	**
$800 - $899	5.9	**	1.4	3.6	2.8	0.0	n/s	n/s	2.2	1.5
$900 - $999	**	**	0.3	1.2	0.3	2.1	**	**	0.3	1.4
$1000 - $1099	n/s	**	0.0	1.7	0.3	1.3	**	**	0.2	1.4
$1100 - $1199	n/s	n/s	0.0	0.0	0.5	2.0	**	**	0.3	1.7
$1200+	n/s	n/s	**	0.9	0.3	1.4	0.0	0.7	0.2	1.2
Total	2.9	**	0.7	1.8	0.6	1.6	0.7	0.5	0.8	1.6

(continued)

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Peel Region										
LT $800	3.8	5.3	5.2	3.8	**	**	**	**	4.7	4.4
$800 - $899	5.8	0.9	1.3	1.8	1.1	2.3	**	**	1.5	1.8
$900 - $999	**	**	1.2	1.1	1.1	1.0	**	**	1.2	1.1
$1000 - $1099	**	**	1.0	1.3	1.1	0.9	0.8	2.7	1.0	1.1
$1100 - $1199	n/s	**	1.6	2.0	0.6	1.2	1.8	3.3	1.0	1.6
$1200+	**	**	0.0	4.5	1.5	1.9	1.9	1.3	1.5	2.0
Total	3.6	4.0	1.3	1.9	1.3	1.8	1.5	1.7	1.4	1.9
Halton Region										
LT $800	3.7	**	**	**	0.0	0.0	**	n/s	**	**
$800 - $899	**	0.0	0.6	0.6	**	**	**	**	1.0	**
$900 - $999	**	0.9	0.7	1.2	1.5	0.3	**	**	1.1	0.7
$1000 - $1099	n/s	**	0.9	1.2	0.8	1.0	0.7	**	0.8	1.2
$1100 - $1199	n/s	n/s	0.3	1.5	0.8	0.4	**	1.3	0.6	0.8
$1200+	n/s	n/s	0.8	1.2	2.0	1.9	0.6	2.0	1.6	1.9
Total	3.0	1.3	0.9	1.4	1.3	1.2	0.5	1.8	1.1	1.3
Toronto GTA										
LT $800	2.2	2.0	3.0	3.8	2.0	3.4	**	0.7	2.6	3.0
$800 - $899	1.2	1.4	1.8	1.9	1.5	2.0	0.0	3.4	1.6	1.9
$900 - $999	0.9	0.9	1.2	1.2	1.4	1.6	1.0	0.6	1.3	1.4
$1000 - $1099	0.3	1.1	0.6	1.0	1.2	1.2	1.1	1.2	1.0	1.1
$1100 - $1199	0.1	1.0	0.8	1.1	1.1	1.1	2.9	1.7	1.2	1.2
$1200+	1.8	0.6	1.3	1.8	1.3	1.7	1.3	1.8	1.3	1.7
Total	1.6	1.5	1.5	1.8	1.3	1.7	1.5	1.7	1.4	1.7
Toronto CMA										
LT $800	2.2	2.0	2.9	3.9	2.0	**	**	0.7	2.5	2.9
$800 - $899	1.1	1.4	1.8	1.9	1.2	2.0	0.0	0.0	1.6	1.8
$900 - $999	1.0	0.9	1.2	1.2	1.5	1.7	0.9	0.4	1.3	1.4
$1000 - $1099	0.3	1.1	0.6	1.0	1.2	1.2	1.3	1.2	1.0	1.1
$1100 - $1199	0.1	1.0	0.9	1.1	1.1	1.1	2.9	1.7	1.3	1.2
$1200+	1.8	0.6	1.3	1.8	1.3	1.6	1.3	1.8	1.3	1.7
Total	1.6	1.6	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Oshawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Oshawa CMA										
LT $700	**	**	5.1	5.1	0.0	**	**	**	3.4	3.4
$700 - $799	**	0.0	4.2	2.1	1.9	**	**	**	3.5	3.4
$800 - $899	**	**	1.3	2.9	2.2	2.6	**	7.5	1.9	2.9
$900 - $999	**	**	0.6	1.3	1.3	1.5	1.4	**	1.2	1.5
$1000 - $1099	n/s	n/s	4.7	0.8	0.9	0.9	0.8	0.6	1.3	0.8
$1100+	n/s	n/s	**	**	0.0	0.2	1.8	0.4	0.5	0.3
Total	1.2	1.2	2.4	2.3	1.6	2.1	1.2	1.8	1.8	2.1

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	1.9	**	3.0	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/u	1.3	1.3	**	**
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	1.5	0.7	1.9	0.6
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.0	1.7	0.3	3.0	0.2	2.7
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	1.1	2.1	1.6	1.7	1.4	1.8
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	0.6	2.0	1.0	2.3	0.9	2.2
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	n/s	**	n/s	**	**	**	1.0	**	0.9
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	4.9
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	1.6	2.1	2.0	2.2
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	1.3	4.8	1.3	2.4	1.3	3.0
Zone 13-North York (Southeast)	n/s	n/u	n/u	n/u	**	3.5	2.3	1.1	2.6	1.4
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	7.0	3.1	4.3	**	4.9	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	2.3	2.4	0.8	2.0	0.9
North York (Zones 13-17)	n/s	n/u	n/u	n/u	3.7	2.8	2.8	2.4	3.0	2.5
Toronto (Zones 1-17)	**	n/s	**	n/s	2.1	2.7	2.1	2.3	2.1	2.4
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	**	0.8	0.8	1.9	0.6
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1.9	0.2	2.0	0.4
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	1.9	1.1	1.7	1.1
Mississauga City (Zones 18-20)	n/u	n/u	**	0.0	**	**	1.8	0.8	1.8	0.9
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	3.5	**	2.7	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	n/s	**	**	3.0	5.9	2.4	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/s	n/s	**	**	**	2.2	**	1.7
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	**	**	0.9	1.4	2.8	2.1	2.4	2.0

(continued)

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	n/u	n/u	**	**	**	**	2.0	2.4	1.8	2.1
York Region	n/u	n/u	n/s	n/s	**	**	**	2.2	**	1.7
Peel Region	n/u	n/u	0.0	**	1.8	**	2.0	2.1	1.9	2.0
Halton Region	**	**	**	**	0.6	1.9	0.5	1.8	0.5	1.8
Toronto GTA	**	**	**0.0**	**0.0**	**1.4**	**2.1**	**2.1**	**2.2**	**1.9**	**2.1**
Toronto CMA	**	n/s	**	**	**1.7**	**2.2**	**2.4**	**2.2**	**2.2**	**2.2**

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	1.1	2.5	1.1	2.5
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	0.0	**	1.5	2.7	1.3	2.3
Oshawa City (Zones 1-2)	n/u	n/u	**	**	0.0	**	1.3	2.5	1.2	2.4
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	**n/u**	**n/u**	**	**	**0.0**	**	**1.2**	**2.4**	**1.1**	**2.2**

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2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2,400	**	2,304	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/u	2,064	2,147	2,064	2,147
Toronto-Former City (Zones 1-4)	**n/u**	**n/u**	**n/s**	**n/s**	**	**	**2,154**	**2,209**	**2,138**	**2,193**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1,204	1,225	1,509	1,524	1,419	1,443
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	1,053	1,037	1,219	1,246	1,163	1,169
Etobicoke (Zones 5-7)	**n/u**	**n/u**	**n/u**	**n/u**	**1,114**	**1,105**	**1,351**	**1,376**	**1,275**	**1,288**
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	n/s	**	n/s	**	**	**	1,445	**	1,459
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	1,379	**	1,321
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	**n/u**	**n/u**	**n/u**	**n/u**	**	**	**1,341**	**1,372**	**1,287**	**1,355**
Zone 13-North York (Southeast)	n/s	n/u	n/u	n/u	1,308	1,332	1,497	1,495	1,468	1,471
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	1,121	1,145	1,438	1,411	1,370	1,338
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	1,062	1,222	1,273	1,179	1,256
North York (Zones 13-17)	**n/s**	**n/u**	**n/u**	**n/u**	**1,177**	**1,226**	**1,413**	**1,418**	**1,369**	**1,383**
Toronto (Zones 1-17)	****	**n/s**	****	**n/s**	**1,170**	**1,204**	**1,437**	**1,442**	**1,377**	**1,392**
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	**	1,389	1,415	1,365	1,397
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,478	1,502	1,465	1,482
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	1,355	1,415	1,318	1,375
Mississauga City (Zones 18-20)	**n/u**	**n/u**	****	****	**1,160**	**1,188**	**1,391**	**1,437**	**1,360**	**1,404**
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	n/s	1,200	1,325	1,138	1,325
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	**n/u**	**n/u**	****	**n/s**	****	****	**1,212**	**1,321**	**1,155**	**1,318**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	**n/u**	**n/u**	**n/s**	**n/s**	****	**n/s**	****	****	****	****
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	**n/u**	**n/u**	**961**	****	**1,011**	**1,164**	**1,322**	**1,359**	**1,255**	**1,330**

(continued)

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	n/u	n/u	**	**	1,036	**	1,112	1,175	1,099	1,163
York Region	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**
Peel Region	n/u	n/u	961	**	1,082	1,184	1,357	1,408	1,317	1,384
Halton Region	**	**	839	857	1,161	1,201	1,206	1,269	1,183	1,228
Toronto GTA	**	**	**902**	**928**	**1,123**	**1,197**	**1,340**	**1,367**	**1,289**	**1,331**
Toronto CMA	**	n/s	**984**	**	**1,103**	**1,191**	**1,386**	**1,403**	**1,323**	**1,364**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	1,169	1,204	1,170	1,204
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	**	1,089	1,116	1,079	1,108
Oshawa City (Zones 1-2)	n/u	n/u	**	**	1,036	**	1,133	1,165	1,127	1,159
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	1,036	**	1,131	1,195	1,115	1,180

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	6	6	0	0	6	6
Zone 3-Toronto (North)	0	0	0	0	19	19	61	61	80	80
Zone 4-Toronto (West)	0	0	6	6	12	0	90	92	108	98
Toronto-Former City (Zones 1-4)	**0**	**0**	**8**	**8**	**39**	**27**	**159**	**161**	**206**	**196**
Zone 5-Etobicoke (South)	0	0	0	0	0	0	0	0	0	0
Zone 6-Etobicoke (Central)	0	0	0	0	135	135	380	380	515	515
Zone 7-Etobicoke (North)	0	0	0	0	235	236	401	415	636	651
Etobicoke (Zones 5-7)	**0**	**0**	**0**	**0**	**370**	**371**	**781**	**795**	**1,151**	**1,166**
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	2	2	1	1	3	3	105	105	111	111
Zone 10-Scarborough (Central)	0	0	0	0	88	69	92	83	180	152
Zone 11-Scarborough (North)	0	0	0	0	66	66	291	291	357	357
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	**0**	**0**	**0**	**0**	**154**	**135**	**400**	**391**	**554**	**526**
Zone 13-North York (Southeast)	1	0	0	0	144	144	933	934	1,078	1,078
Zone 14-North York (Northeast)	0	0	0	0	131	130	491	492	622	622
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	43	43	485	485	528	528
North York (Zones 13-17)	**1**	**0**	**0**	**0**	**350**	**349**	**1,964**	**1,966**	**2,315**	**2,315**
Toronto (Zones 1-17)	**3**	**2**	**9**	**9**	**956**	**925**	**3,473**	**3,482**	**4,441**	**4,418**
Zone 18-Mississauga (South)	0	0	5	6	112	112	157	156	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	29	29	462	461	491	490
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,128	1,128	1,268	1,268
Mississauga City (Zones 18-20)	**0**	**0**	**37**	**38**	**249**	**249**	**1,747**	**1,745**	**2,033**	**2,032**
Zone 21-Brampton (West)	0	0	1	1	117	130	342	389	460	520
Zone 22-Brampton (East)	0	0	0	0	11	11	90	90	101	101
Brampton City (Zones 21-22)	**0**	**0**	**1**	**1**	**128**	**141**	**432**	**479**	**561**	**621**
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	0	0	0	0	0	0	0	0	0	0
Zone 25-R. Hill, Vaughan, King	0	0	0	0	0	0	0	0	0	0
Zone 26-Aurora, Newmkt, Whit-St.	0	0	4	4	33	33	276	276	313	313
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	**0**	**0**	**4**	**4**	**33**	**33**	**318**	**318**	**355**	**355**
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	52	52	54	54	106	106
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	24	24	36	36	60	60
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	11	11	11	11
Remaining CMA (Zones 18-31)	**0**	**0**	**42**	**43**	**543**	**556**	**2,836**	**2,881**	**3,421**	**3,480**

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	0	0	29	33	115	115	865	912	1,009	1,060
York Region	0	0	4	4	33	33	318	318	355	355
Peel Region	0	0	38	39	377	390	2,179	2,224	2,594	2,653
Halton Region	2	2	50	49	503	503	1,099	1,100	1,654	1,654
Toronto GTA	**5**	**4**	**130**	**134**	**1,984**	**1,966**	**7,934**	**8,036**	**10,053**	**10,140**
Toronto CMA	**3**	**2**	**51**	**52**	**1,499**	**1,481**	**6,309**	**6,363**	**7,862**	**7,898**

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2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	0	0	0	0	6	6	442	480	448	486
Zone 2 - Oshawa (S./Central)	0	0	1	1	54	54	341	341	396	396
Oshawa City (Zones 1-2)	0	0	1	1	60	60	783	821	844	882
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	28	32	0	0	22	31	50	63
Oshawa CMA	**0**	**0**	**29**	**33**	**60**	**60**	**811**	**858**	**900**	**951**

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	5.8	**	6.0	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/u	2.7	2.5	**	2.5
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	3.6	1.5	3.7	1.3
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.0	2.5	1.0	3.3	0.7	3.1
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	4.8	3.0	3.5	3.4	3.9	3.2
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	2.9	2.8	2.3	3.3	2.5	3.2
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	n/s	**	n/s	**	**	**	1.0	**	0.9
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	2.0	2.1	2.3	2.5
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	1.3	8.9	1.6	2.4	1.5	4.1
Zone 13-North York (Southeast)	n/s	n/u	n/u	n/u	**	3.5	4.7	2.7	4.9	2.8
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	10.0	5.4	4.9	**	6.0	**
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	2.3	6.2	2.1	5.6	2.1
North York (Zones 13-17)	n/s	n/u	n/u	n/u	6.1	3.8	5.1	4.1	5.3	4.1
Toronto (Zones 1-17)	**	n/s	**	n/s	3.9	4.0	4.0	3.5	3.9	3.6
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	**	0.8	2.4	1.9	1.9
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	5.0	2.4	4.9	2.5
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	3.8	2.1	3.6	2.0
Mississauga City (Zones 18-20)	n/u	n/u	**	0.0	**	**	3.7	2.2	3.7	2.1
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	**	4.1	**	3.1	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	n/s	**	**	3.9	**	3.1	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	n/u	n/u	2.5	**	1.1	**	4.3	3.4	3.7	3.1

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	n/u	n/u	**	**	**	**	3.4	3.6	3.1	4.1
York Region	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Peel Region	n/u	n/u	2.5	**	2.2	**	3.8	3.2	3.5	3.1
Halton Region	**	**	**	**	1.9	3.0	2.1	2.9	2.0	2.9
Toronto GTA	**	**	1.2	**	2.7	3.6	3.8	3.4	3.5	3.4
Toronto CMA	**	n/s	2.2	**	2.8	3.1	4.1	3.5	3.8	3.4

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	n/s	3.2	3.6	3.1	3.6
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	0.0	**	2.1	4.1	1.8	6.2
Oshawa City (Zones 1-2)	n/u	n/u	**	**	0.0	**	2.7	3.8	2.5	4.8
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	0.0	**	2.6	3.6	2.3	4.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	++	**	++	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/u	2.5	5.0	2.5	5.0
Toronto-Former City (Zones 1-4)	n/u	n/u	n/s	n/s	**	**	1.8	4.4	2.1	4.4
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	4.1	**	4.3	**	3.6
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	++	++	++	++	++	++
Etobicoke (Zones 5-7)	n/u	n/u	n/u	n/u	4.7	**	**	2.0	5.4	1.4
Zone 8-York	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 9-East York	**	n/s	**	n/s	**	**	**	**	++	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scarborough (Zones 10-12)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 13-North York (Southeast)	n/s	n/u	n/u	n/u	++	++	++	++	0.6	++
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	1.4	1.5	++	1.3	++
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	++	2.5	++	2.4
North York (Zones 13-17)	n/s	n/u	n/u	n/u	++	1.1	1.0	1.4	0.8	1.3
Toronto (Zones 1-17)	**	n/s	**	n/s	++	1.3	**	1.8	2.5	1.5
Zone 18-Mississauga (South)	n/u	n/u	**	**	**	**	1.2	2.9	1.3	3.4
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1.1	++	1.0	++
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	1.5	3.7	1.8	3.8
Mississauga City (Zones 18-20)	n/u	n/u	**	**	4.9	**	1.4	2.8	1.6	3.1
Zone 21-Brampton (West)	n/u	n/u	**	n/s	**	n/s	1.1	4.8	++	4.8
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	n/u	n/u	**	n/s	**	**	0.9	4.3	++	4.3
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	**	**	**	3.1	1.5	3.4	1.4	3.7
Durham Region	n/u	n/u	**	**	**	**	1.1	3.6	0.6	3.6
York Region	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**
Peel Region	n/u	n/u	5.9	**	++	++	1.3	3.1	1.4	3.3
Halton Region	**	**	0.6	**	0.8	5.8	1.8	4.1	1.3	4.4
Toronto GTA	**	**	++	4.4	1.5	2.5	1.7	2.8	1.7	2.8
Toronto CMA	**	n/s	++	**	++	1.6	1.8	2.4	2.0	2.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	n/s	1.6	3.3	1.6	3.4
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	**	1.4	2.5	1.3	2.6
Oshawa City (Zones 1-2)	n/u	n/u	**	**	**	**	1.5	2.8	1.5	2.9
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	**	1.2	3.6	0.6	3.6

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	0.8	0.3	1.0	1.1	1.0	0.6	1.4	0.6	1.0	0.8
Zone 2-Toronto (East)	1.7	3.1	1.5	1.6	0.5	2.3	**	0.0	1.2	2.1
Zone 3-Toronto (North)	0.9	1.2	0.9	1.1	1.1	1.8	2.8	0.2	1.0	1.3
Zone 4-Toronto (West)	2.3	1.6	2.4	1.3	1.7	1.2	0.4	1.2	2.2	1.3
Toronto-Former City (Zones 1-4)	1.3	1.1	1.4	1.2	1.2	1.3	1.7	0.5	1.3	1.2
Zone 5-Etobicoke (South)	2.0	1.4	2.9	3.5	2.4	2.7	0.0	0.0	2.5	2.9
Zone 6-Etobicoke (Central)	1.0	0.5	1.3	2.6	1.2	2.6	1.0	3.1	1.2	2.7
Zone 7-Etobicoke (North)	0.0	**	0.2	3.0	0.2	1.8	5.5	2.2	2.0	2.1
Etobicoke (Zones 5-7)	1.6	1.2	1.9	3.0	1.4	2.5	2.8	2.6	1.8	2.6
Zone 8-York	1.3	3.0	1.5	2.8	1.2	2.4	0.5	4.5	1.3	2.8
Zone 9-East York	2.1	1.4	1.9	1.9	1.6	1.6	1.7	2.5	1.8	1.8
Zone 10-Scarborough (Central)	2.5	3.1	1.8	1.8	1.3	1.4	0.9	1.1	1.5	1.6
Zone 11-Scarborough (North)	4.5	1.0	1.5	2.0	1.1	1.9	1.7	1.9	1.3	1.9
Zone 12-Scarborough (East)	4.0	3.9	0.7	1.8	1.2	1.3	0.4	1.0	0.9	1.4
Scarborough (Zones 10-12)	3.0	2.9	1.5	1.8	1.2	1.5	0.9	1.2	1.3	1.6
Zone 13-North York (Southeast)	0.0	2.2	0.9	1.7	1.2	1.7	1.8	1.9	1.2	1.7
Zone 14-North York (Northeast)	1.0	2.0	0.3	1.7	1.1	1.2	1.9	2.0	1.1	1.5
Zone 15-North York (Southwest)	3.8	4.6	1.4	1.7	1.7	1.9	0.1	0.9	1.5	1.8
Zone 16-North York (N.Central)	**	5.3	1.0	1.0	0.4	1.5	0.3	1.1	0.7	1.3
Zone 17-North York (Northwest)	3.1	3.7	3.0	2.7	2.0	1.6	2.2	1.8	2.4	2.1
North York (Zones 13-17)	3.0	3.5	1.4	1.8	1.3	1.6	1.5	1.7	1.4	1.7
Toronto (Zones 1-17)	1.5	1.5	1.5	1.8	1.3	1.7	1.7	1.8	1.4	1.7
Zone 18-Mississauga (South)	4.4	1.0	1.0	1.7	1.1	1.5	1.4	1.7	1.2	1.6
Zone 19-Mississauga (Northwest)	0.0	2.1	0.8	2.6	1.3	1.3	1.0	0.4	1.0	1.4
Zone 20-Mississauga (Northeast)	4.0	3.4	1.1	1.3	1.7	2.4	1.8	1.6	1.6	1.9
Mississauga City (Zones 18-20)	3.9	2.2	1.0	1.7	1.4	1.9	1.5	1.4	1.4	1.7
Zone 21-Brampton (West)	4.6	10.5	2.0	2.2	1.0	0.9	3.4	4.7	1.7	2.2
Zone 22-Brampton (East)	0.0	4.0	1.8	2.8	0.8	2.3	1.1	1.6	1.1	2.3
Brampton City (Zones 21-22)	3.0	8.3	1.9	2.4	0.9	1.5	2.2	3.3	1.5	2.2
Zone 23-Oakville	**	0.0	1.0	0.6	1.3	1.1	0.4	2.1	1.1	1.0
Zone 24-Caledon	**	**	21.9	**	**	2.2	**	**	7.9	1.2
Zone 25-R. Hill, Vaughan, King	2.7	1.3	1.0	2.4	0.5	1.8	**	0.0	0.9	1.9
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	0.9	1.7	0.9	1.2	**	1.9	2.0	1.4
Zone 27-Markham	**	**	0.3	1.5	0.3	1.9	0.0	1.1	0.3	1.6
York Region (Zones 25-27)	2.9	**	0.7	1.8	0.6	1.6	**	1.3	1.1	1.6
Zone 28-Pickering/Ajax/Uxbridge	**	25.0	**	4.6	3.3	2.3	2.8	1.1	3.1	2.1
Zone 29-Milton, Halton Hills	**	**	2.0	3.9	0.8	1.5	**	5.0	1.6	2.8
Zone 30-Orangeville	2.3	**	1.3	3.2	1.7	0.5	0.0	**	1.4	2.1
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	0.8	0.4	0.6	1.2	0.0	**	0.6	0.9
Remaining CMA (Zones 18-31)	3.5	3.7	1.2	1.9	1.2	1.7	1.9	1.8	1.4	1.8

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	1.8	**	2.5	2.4	1.8	2.1	1.7	1.8	2.0	2.1
York Region	2.9	**	0.7	1.8	0.6	1.6	**	1.3	1.1	1.6
Peel Region	3.6	4.0	1.3	1.9	1.3	1.8	1.7	1.9	1.4	1.9
Halton Region	2.9	1.3	0.9	1.4	1.2	1.2	0.5	1.8	1.0	1.4
Toronto GTA	**1.6**	**1.5**	**1.5**	**1.8**	**1.3**	**1.7**	**1.7**	**1.8**	**1.4**	**1.7**
Toronto CMA	**1.6**	**1.6**	**1.5**	**1.8**	**1.3**	**1.7**	**1.7**	**1.8**	**1.4**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	0.0	**	2.0	1.1	0.8	1.3	1.3	1.7	1.2	1.4
Zone 2 - Oshawa (S./Central)	**	0.0	3.8	3.8	2.3	3.4	1.4	2.7	2.6	3.3
Oshawa City (Zones 1-2)	1.8	**	3.1	2.8	1.7	2.5	1.3	2.2	2.0	2.5
Zone 3 - Whitby	0.0	**	0.7	0.6	1.0	0.6	0.7	2.3	0.8	0.8
Zone 4 - Clarington	**	**	0.5	4.0	1.2	1.7	**	0.0	0.8	2.2
Oshawa CMA	**1.2**	**1.2**	**2.4**	**2.3**	**1.5**	**2.1**	**1.2**	**2.1**	**1.7**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	927	960	1,187	1,244	1,617	1,727	**	3,149	1,256	1,354
Zone 2-Toronto (East)	755	755	911	961	1,158	1,166	1,559	1,406	978	993
Zone 3-Toronto (North)	866	892	1,108	1,144	1,433	1,495	2,106	2,119	1,205	1,232
Zone 4-Toronto (West)	720	740	957	1,033	1,225	1,323	1,745	1,674	984	1,073
Toronto-Former City (Zones 1-4)	843	872	1,081	1,132	1,418	1,490	2,137	2,322	1,149	1,212
Zone 5-Etobicoke (South)	701	697	835	847	1,009	1,037	1,292	1,378	916	936
Zone 6-Etobicoke (Central)	**	831	1,120	991	1,275	1,201	1,404	1,447	1,251	1,172
Zone 7-Etobicoke (North)	933	701	929	885	1,048	1,029	1,138	1,172	1,058	1,046
Etobicoke (Zones 5-7)	825	727	970	922	1,145	1,119	1,289	1,346	1,100	1,074
Zone 8-York	729	720	895	912	1,087	1,111	1,437	1,448	973	996
Zone 9-East York	752	758	906	921	1,139	1,168	1,459	1,489	1,021	1,035
Zone 10-Scarborough (Central)	738	764	865	878	989	1,014	1,129	1,158	942	963
Zone 11-Scarborough (North)	831	848	935	956	1,079	1,105	1,280	1,294	1,058	1,081
Zone 12-Scarborough (East)	712	756	867	888	977	998	1,096	1,138	962	986
Scarborough (Zones 10-12)	749	775	878	896	1,005	1,028	1,155	1,187	972	994
Zone 13-North York (Southeast)	753	763	917	939	1,085	1,132	1,370	1,417	1,067	1,106
Zone 14-North York (Northeast)	1,023	1,067	1,051	1,088	1,254	1,306	1,429	1,456	1,229	1,262
Zone 15-North York (Southwest)	737	738	859	902	1,031	1,082	1,301	1,368	974	1,028
Zone 16-North York (N.Central)	717	808	964	1,014	1,171	1,201	1,334	1,367	1,111	1,151
Zone 17-North York (Northwest)	659	680	820	848	966	993	1,159	1,189	936	964
North York (Zones 13-17)	743	792	907	948	1,086	1,133	1,309	1,353	1,049	1,095
Toronto (Zones 1-17)	822	840	979	1,010	1,161	1,194	1,383	1,443	1,072	1,108
Zone 18-Mississauga (South)	775	777	944	963	1,101	1,119	1,294	1,324	1,044	1,065
Zone 19-Mississauga (Northwest)	783	828	1,049	1,082	1,178	1,209	1,405	1,415	1,194	1,226
Zone 20-Mississauga (Northeast)	715	746	999	1,018	1,114	1,154	1,317	1,355	1,116	1,147
Mississauga City (Zones 18-20)	757	770	975	995	1,116	1,145	1,331	1,361	1,094	1,121
Zone 21-Brampton (West)	703	718	915	943	1,050	1,081	1,183	1,276	1,008	1,050
Zone 22-Brampton (East)	833	843	1,019	1,051	1,144	1,180	1,266	1,308	1,124	1,157
Brampton City (Zones 21-22)	748	761	953	983	1,092	1,127	1,226	1,291	1,058	1,095
Zone 23-Oakville	775	855	997	1,081	1,177	1,250	1,345	1,406	1,133	1,207
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	842	827	1,014	1,019	1,208	1,236	1,476	1,453	1,132	1,145
Zone 26-Aurora, Newmkt, Whit-St.	676	622	916	925	955	1,014	1,072	1,093	949	994
Zone 27-Markham	**	716	985	986	1,124	1,149	1,416	1,518	1,078	1,097
York Region (Zones 25-27)	770	762	971	977	1,089	1,130	1,227	1,228	1,047	1,074
Zone 28-Pickering/Ajax/Uxbridge	**	762	968	954	1,063	1,076	1,157	1,180	1,101	1,112
Zone 29-Milton, Halton Hills	699	703	909	920	1,050	1,073	1,285	1,326	1,004	1,019
Zone 30-Orangeville	736	769	861	855	955	977	1,014	1,042	911	920
Zone 31-Bradford, W. Gwillimbury	673	742	838	855	977	1,008	1,102	1,258	929	955
Remaining CMA (Zones 18-31)	755	775	966	989	1,106	1,142	1,280	1,316	1,078	1,110

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	671	685	822	844	954	954	1,123	1,144	946	955
York Region	770	762	971	977	1,089	1,130	1,227	1,228	1,047	1,074
Peel Region	754	767	969	991	1,109	1,140	1,304	1,342	1,084	1,114
Halton Region	802	859	970	1,005	1,117	1,159	1,283	1,314	1,094	1,129
Toronto GTA	**818**	**836**	**973**	**1,003**	**1,137**	**1,170**	**1,340**	**1,391**	**1,069**	**1,102**
Toronto CMA	**819**	**837**	**977**	**1,007**	**1,148**	**1,183**	**1,356**	**1,411**	**1,073**	**1,108**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	668	678	845	870	952	966	1,140	1,177	955	978
Zone 2 - Oshawa (S./Central)	648	638	772	783	905	896	1,076	1,048	881	876
Oshawa City (Zones 1-2)	653	645	802	817	924	926	1,110	1,112	912	919
Zone 3 - Whitby	710	775	892	909	1,023	1,007	1,068	1,083	975	969
Zone 4 - Clarington	673	**	751	802	902	911	1,103	1,462	855	943
Oshawa CMA	**669**	**684**	**819**	**839**	**941**	**940**	**1,103**	**1,125**	**922**	**930**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	6,653	6,667	14,853	14,868	6,542	6,522	776	731	28,824	28,788
Zone 2-Toronto (East)	1,167	1,177	3,510	3,569	1,792	1,798	216	218	6,685	6,762
Zone 3-Toronto (North)	4,778	4,886	15,444	15,451	8,353	8,405	1,147	1,150	29,722	29,892
Zone 4-Toronto (West)	4,807	4,801	11,556	11,555	5,667	5,609	733	732	22,763	22,697
Toronto-Former City (Zones 1-4)	17,405	17,531	45,363	45,443	22,354	22,334	2,872	2,831	87,994	88,139
Zone 5-Etobicoke (South)	862	859	4,543	4,541	4,536	4,521	379	373	10,320	10,294
Zone 6-Etobicoke (Central)	245	331	4,766	5,114	8,233	8,400	2,839	2,853	16,083	16,698
Zone 7-Etobicoke (North)	29	31	928	925	3,155	3,158	1,771	1,784	5,883	5,898
Etobicoke (Zones 5-7)	1,136	1,221	10,237	10,580	15,924	16,079	4,989	5,010	32,286	32,890
Zone 8-York	1,442	1,427	8,337	8,396	6,303	6,284	914	917	16,996	17,024
Zone 9-East York	1,007	1,005	9,979	9,996	6,610	6,567	1,178	1,131	18,774	18,699
Zone 10-Scarborough (Central)	412	423	7,147	7,188	8,337	8,324	1,666	1,670	17,562	17,605
Zone 11-Scarborough (North)	85	85	2,243	2,246	3,812	3,814	1,004	1,003	7,144	7,148
Zone 12-Scarborough (East)	82	83	2,924	2,922	5,466	5,450	1,466	1,482	9,938	9,937
Scarborough (Zones 10-12)	579	591	12,314	12,356	17,615	17,588	4,136	4,155	34,644	34,690
Zone 13-North York (Southeast)	231	236	6,225	6,207	8,764	8,806	2,857	2,818	18,077	18,067
Zone 14-North York (Northeast)	207	202	3,604	3,552	5,726	5,685	2,556	2,550	12,093	11,989
Zone 15-North York (Southwest)	283	276	3,734	3,730	4,389	4,419	835	831	9,241	9,256
Zone 16-North York (N.Central)	195	193	4,585	4,590	5,928	5,943	1,833	1,839	12,541	12,565
Zone 17-North York (Northwest)	589	592	5,798	5,800	8,321	8,317	2,937	2,937	17,645	17,646
North York (Zones 13-17)	1,505	1,499	23,946	23,879	33,128	33,170	11,018	10,975	69,597	69,523
Toronto (Zones 1-17)	23,074	23,274	110,176	110,650	101,934	102,022	25,107	25,019	260,291	260,965
Zone 18-Mississauga (South)	319	320	5,098	5,081	6,091	6,084	1,201	1,198	12,709	12,683
Zone 19-Mississauga (Northwest)	53	53	1,063	966	1,711	1,701	896	895	3,723	3,615
Zone 20-Mississauga (Northeast)	272	272	3,806	3,802	6,014	6,008	2,330	2,323	12,422	12,405
Mississauga City (Zones 18-20)	644	645	9,967	9,849	13,816	13,793	4,427	4,416	28,854	28,703
Zone 21-Brampton (West)	141	141	2,106	2,158	2,983	2,948	668	710	5,898	5,957
Zone 22-Brampton (East)	77	76	1,281	1,280	2,398	2,395	823	825	4,579	4,576
Brampton City (Zones 21-22)	218	217	3,387	3,438	5,381	5,343	1,491	1,535	10,477	10,533
Zone 23-Oakville	154	158	1,418	1,417	2,513	2,500	630	633	4,715	4,708
Zone 24-Caledon	11	11	25	25	37	37	7	7	80	80
Zone 25-R. Hill, Vaughan, King	79	77	651	651	953	955	104	104	1,787	1,787
Zone 26-Aurora, Newmkt, Whit-St.	61	61	702	710	988	988	376	378	2,127	2,137
Zone 27-Markham	12	12	613	622	880	874	132	132	1,637	1,640
York Region (Zones 25-27)	152	150	1,966	1,983	2,821	2,817	612	614	5,551	5,564
Zone 28-Pickering/Ajax/Uxbridge	10	11	194	194	1,118	1,120	678	680	2,000	2,005
Zone 29-Milton, Halton Hills	31	30	541	552	798	825	57	64	1,427	1,471
Zone 30-Orangeville	48	48	326	326	383	383	73	73	830	830
Zone 31-Bradford, W. Gwillimbury	21	23	310	310	409	409	68	70	808	812
Remaining CMA (Zones 18-31)	1,289	1,293	18,134	18,094	27,276	27,227	8,043	8,092	54,742	54,706

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	394	393	3,715	3,737	7,816	7,848	2,452	2,519	14,377	14,497
York Region	152	150	1,966	1,983	2,821	2,817	612	614	5,551	5,564
Peel Region	873	873	13,379	13,312	19,234	19,173	5,925	5,958	39,411	39,316
Halton Region	290	291	4,720	4,766	8,385	8,538	2,241	2,249	15,636	15,844
Toronto GTA	**24,783**	**24,981**	**133,956**	**134,448**	**140,190**	**140,398**	**36,337**	**36,359**	**335,266**	**336,186**
Toronto CMA	**24,363**	**24,567**	**128,310**	**128,744**	**129,210**	**129,249**	**33,150**	**33,111**	**315,033**	**315,671**

The following letter codes are used to indicate the reliability of the estimates:
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3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	60	59	959	959	2,040	2,041	705	754	3,764	3,813
Zone 2 - Oshawa (S./Central)	161	159	1,420	1,437	2,979	2,993	708	708	5,268	5,297
Oshawa City (Zones 1-2)	221	218	2,379	2,396	5,019	5,034	1,413	1,462	9,032	9,110
Zone 3 - Whitby	148	149	848	853	1,201	1,207	262	267	2,459	2,476
Zone 4 - Clarington	12	11	226	226	351	361	44	55	633	653
Oshawa CMA	**381**	**378**	**3,453**	**3,475**	**6,571**	**6,602**	**1,719**	**1,784**	**12,124**	**12,239**

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1-Toronto (Central)	2.3	1.5	2.5	2.6	2.1	1.7	2.3	0.8	2.3	2.1
Zone 2-Toronto (East)	2.9	4.9	2.9	3.5	0.9	3.5	**	**	2.3	3.7
Zone 3-Toronto (North)	2.5	3.4	2.4	2.9	2.4	2.9	4.0	1.7	2.5	2.9
Zone 4-Toronto (West)	3.6	3.9	3.8	2.9	2.9	2.3	1.6	**	3.5	2.9
Toronto-Former City (Zones 1-4)	**2.8**	**2.9**	**2.8**	**2.8**	**2.3**	**2.4**	**2.8**	**1.6**	**2.7**	**2.7**
Zone 5-Etobicoke (South)	3.9	3.6	5.0	4.3	4.2	3.4	**	**	4.5	3.7
Zone 6-Etobicoke (Central)	2.0	1.4	3.0	4.0	2.6	3.8	2.0	3.6	2.6	3.8
Zone 7-Etobicoke (North)	0.0	**	1.6	3.5	1.6	2.2	**	3.0	3.3	2.6
Etobicoke (Zones 5-7)	**3.2**	**3.2**	**3.8**	**4.1**	**2.9**	**3.4**	**3.8**	**3.3**	**3.3**	**3.6**
Zone 8-York	2.2	4.5	2.9	4.4	2.1	3.5	1.2	5.4	2.5	4.1
Zone 9-East York	3.9	2.5	3.1	2.8	2.7	2.6	3.0	3.5	3.0	2.8
Zone 10-Scarborough (Central)	3.7	3.9	3.3	2.9	2.1	2.4	1.8	1.4	2.6	2.5
Zone 11-Scarborough (North)	9.1	2.2	3.2	3.8	2.5	3.2	2.6	3.6	2.8	3.4
Zone 12-Scarborough (East)	5.3	5.1	1.6	3.8	2.0	2.4	1.4	1.2	1.8	2.6
Scarborough (Zones 10-12)	**4.8**	**3.7**	**2.9**	**3.2**	**2.2**	**2.6**	**1.8**	**1.9**	**2.4**	**2.7**
Zone 13-North York (Southeast)	**	2.9	2.7	3.0	2.8	3.0	3.9	3.4	2.9	3.1
Zone 14-North York (Northeast)	4.9	6.6	2.4	3.0	3.0	2.6	3.0	3.1	2.9	2.9
Zone 15-North York (Southwest)	5.6	4.9	3.3	2.4	2.5	2.5	1.1	1.4	2.8	2.4
Zone 16-North York (N.Central)	**	5.3	2.9	2.3	2.0	2.8	2.0	2.7	2.4	2.6
Zone 17-North York (Northwest)	4.1	4.7	4.7	3.9	3.5	2.7	4.6	3.1	4.1	3.3
North York (Zones 13-17)	**4.7**	**4.9**	**3.3**	**3.0**	**2.8**	**2.8**	**3.3**	**3.0**	**3.1**	**2.9**
Toronto (Zones 1-17)	**3.0**	**3.2**	**3.1**	**3.2**	**2.6**	**2.8**	**3.0**	**2.8**	**2.8**	**3.0**
Zone 18-Mississauga (South)	11.9	**	3.2	3.6	2.9	3.1	2.7	2.4	3.3	3.3
Zone 19-Mississauga (Northwest)	0.0	4.3	2.4	4.1	3.4	2.9	3.1	1.5	3.0	2.9
Zone 20-Mississauga (Northeast)	6.5	3.9	3.4	3.0	3.8	3.7	3.8	2.8	3.7	3.3
Mississauga City (Zones 18-20)	**8.9**	**3.3**	**3.2**	**3.4**	**3.4**	**3.4**	**3.4**	**2.4**	**3.4**	**3.2**
Zone 21-Brampton (West)	5.3	11.2	3.1	4.6	3.2	2.9	5.1	**	3.4	4.3
Zone 22-Brampton (East)	0.0	4.0	4.4	4.7	3.9	4.6	4.1	4.1	4.0	4.5
Brampton City (Zones 21-22)	**3.5**	**8.8**	**3.6**	**4.6**	**3.5**	**3.7**	**4.6**	**5.3**	**3.7**	**4.4**
Zone 23-Oakville	**	4.0	1.7	2.9	2.0	2.7	1.0	3.5	1.8	2.9
Zone 24-Caledon	**	**	21.9	**	**	2.2	**	**	7.9	1.2
Zone 25-R. Hill, Vaughan, King	4.4	3.9	2.4	3.6	2.1	3.8	**	5.4	2.3	3.9
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	2.0	2.7	2.0	3.0	**	**	3.0	3.0
Zone 27-Markham	**	**	1.5	1.6	0.4	3.3	1.3	2.2	0.9	2.5
York Region (Zones 25-27)	**4.6**	**2.5**	**1.9**	**2.6**	**1.6**	**3.4**	**	**3.8**	**2.2**	**3.1**
Zone 28-Pickering/Ajax/Uxbridge	**	25.0	**	4.6	5.5	4.0	13.8	2.8	**	3.7
Zone 29-Milton, Halton Hills	**	**	4.7	6.1	2.4	3.5	**	5.0	3.5	4.7
Zone 30-Orangeville	2.3	**	1.6	3.2	2.9	0.5	3.3	3.3	2.4	2.5
Zone 31-Bradford, W. Gwillimbury	0.0	0.0	1.5	1.6	2.0	1.8	0.0	3.8	1.6	1.8
Remaining CMA (Zones 18-31)	**6.3**	**5.0**	**3.0**	**3.6**	**3.1**	**3.3**	**4.8**	**3.2**	**3.4**	**3.4**

(continued)

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Durham Region	2.6	4.5	3.5	3.3	3.5	3.6	6.5	3.0	4.0	3.5
York Region	4.6	2.5	1.9	2.6	1.6	3.4	**	3.8	2.2	3.1
Peel Region	7.4	4.9	3.3	3.7	3.4	3.5	3.7	3.2	3.5	3.5
Halton Region	3.3	3.2	2.3	3.0	2.5	2.8	1.7	2.9	2.3	2.9
Toronto GTA	**3.1**	**3.2**	**3.0**	**3.2**	**2.7**	**2.9**	**3.3**	**2.9**	**2.9**	**3.1**
Toronto CMA	**3.1**	**3.2**	**3.0**	**3.2**	**2.7**	**2.9**	**3.5**	**2.9**	**2.9**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Oshawa (North)	0.0	**	3.1	1.6	2.1	2.2	2.8	2.4	2.5	2.2
Zone 2 - Oshawa (S./Central)	3.4	**	4.9	4.5	3.1	4.5	1.8	4.1	3.5	4.5
Oshawa City (Zones 1-2)	2.5	4.2	4.2	3.4	2.7	3.6	2.4	3.3	3.1	3.5
Zone 3 - Whitby	**	**	1.7	2.5	5.1	4.0	2.5	3.9	3.5	3.4
Zone 4 - Clarington	**	**	1.3	5.9	3.0	2.6	2.4	0.0	2.3	3.3
Oshawa CMA	**2.1**	**3.6**	**3.4**	**3.3**	**3.2**	**3.6**	**2.4**	**3.2**	**3.1**	**3.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1-Toronto (Central)	1.7	4.8	2.6	5.1	3.2	3.7	++	**	1.8	5.1
Zone 2-Toronto (East)	0.8	3.0	1.5	++	1.0	1.4	++	3.0	2.9	++
Zone 3-Toronto (North)	1.7	3.1	1.5	3.9	1.3	3.8	++	4.1	1.5	3.5
Zone 4-Toronto (West)	2.5	3.1	1.4	4.7	1.3	4.6	++	++	1.8	4.3
Toronto-Former City (Zones 1-4)	1.9	3.6	1.8	4.2	1.9	3.8	++	4.6	1.8	4.0
Zone 5-Etobicoke (South)	2.0	1.9	1.3	2.0	1.4	1.7	++	3.1	1.7	1.8
Zone 6-Etobicoke (Central)	++	++	2.5	1.7	3.8	2.6	3.4	4.1	3.3	2.5
Zone 7-Etobicoke (North)	**	++	5.6	++	**	++	++	++	**	**
Etobicoke (Zones 5-7)	2.8	++	2.6	1.3	2.8	1.6	2.2	3.0	2.8	1.6
Zone 8-York	3.8	**	3.6	1.8	4.5	1.6	++	++	4.7	1.4
Zone 9-East York	1.7	4.6	0.3	2.9	++	2.5	-1.2	3.0	0.4	2.7
Zone 10-Scarborough (Central)	++	3.7	1.0	2.0	1.2	2.1	++	2.6	1.2	2.2
Zone 11-Scarborough (North)	1.0	1.3	0.9	2.3	++	2.9	++	3.1	++	2.7
Zone 12-Scarborough (East)	**	++	2.2	2.4	2.5	2.9	0.7	3.7	2.2	2.8
Scarborough (Zones 10-12)	1.2	2.7	1.3	2.2	1.5	2.5	++	3.1	1.3	2.5
Zone 13-North York (Southeast)	++	1.3	1.6	1.6	1.8	1.5	1.5	1.2	2.0	0.8
Zone 14-North York (Northeast)	++	4.7	1.2	2.2	1.7	3.3	1.7	2.9	2.5	2.7
Zone 15-North York (Southwest)	++	**	0.9	2.8	1.6	2.2	**	3.2	1.3	2.4
Zone 16-North York (N.Central)	++	++	++	4.1	0.9	3.0	++	4.0	++	3.9
Zone 17-North York (Northwest)	2.5	2.4	1.2	2.9	1.2	3.2	++	3.3	++	3.1
North York (Zones 13-17)	2.8	2.6	1.0	2.7	1.5	2.6	1.1	2.8	1.2	2.5
Toronto (Zones 1-17)	2.2	3.1	1.6	2.9	1.9	2.8	1.0	3.0	1.8	2.8
Zone 18-Mississauga (South)	++	**	2.0	2.8	2.5	1.9	3.6	2.6	2.2	2.4
Zone 19-Mississauga (Northwest)	++	**	3.5	3.9	2.8	3.8	2.7	2.5	3.1	3.0
Zone 20-Mississauga (Northeast)	**	4.2	2.6	2.7	2.6	3.3	1.8	2.7	2.4	3.0
Mississauga City (Zones 18-20)	2.9	3.4	2.4	2.9	2.6	2.7	2.5	2.6	2.4	2.8
Zone 21-Brampton (West)	1.8	3.3	2.6	2.6	1.3	2.7	0.9	3.7	1.7	2.6
Zone 22-Brampton (East)	4.0	2.0	1.3	3.0	0.9	2.8	0.4	2.7	1.0	3.0
Brampton City (Zones 21-22)	3.0	2.5	2.0	2.8	1.1	2.8	0.6	3.0	1.4	2.8
Zone 23-Oakville	1.2	3.2	2.4	4.0	2.1	4.2	++	4.2	2.0	4.1
Zone 24-Caledon	n/s	**	n/s	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	**	++	++	++	++	**	1.1	++	++	2.0
Zone 26-Aurora, Newmkt, Whit-St.	++	++	0.7	2.9	0.9	3.0	++	3.3	0.8	3.0
Zone 27-Markham	**	**	2.4	1.6	++	2.2	++	2.1	++	2.4
York Region (Zones 25-27)	**	++	1.0	1.7	0.4	2.9	++	2.1	0.6	2.5

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 28-Pickering/Ajax/Uxbridge	**	**	++	4.0	1.1	3.8	-1.3	4.4	0.6	3.5
Zone 29-Milton, Halton Hills	**	1.1	1.4	3.5	2.0	3.2	2.1	4.5	1.9	3.2
Zone 30-Orangeville	++	++	2.1	3.2	2.2	**	4.3	3.7	2.2	2.5
Zone 31-Bradford, W. Gwillimbury	++	++	++	3.2	++	2.3	++	3.0	++	2.6
Remaining CMA (Zones 18-31)	2.5	2.7	2.1	2.9	1.9	2.9	1.6	3.0	1.9	2.9
Durham Region	++	++	1.3	2.3	1.9	1.9	0.8	3.0	1.4	2.1
York Region	**	++	1.0	1.7	0.4	2.9	++	2.1	0.6	2.5
Peel Region	3.0	3.2	2.3	2.8	2.2	2.7	2.0	2.7	2.1	2.8
Halton Region	1.9	2.6	2.9	3.7	2.6	4.0	3.0	3.0	2.6	3.7
Toronto GTA	**2.2**	**3.0**	**1.8**	**2.9**	**1.9**	**2.8**	**1.2**	**3.0**	**1.8**	**2.8**
Toronto CMA	**2.2**	**3.1**	**1.7**	**2.9**	**1.9**	**2.8**	**1.1**	**3.0**	**1.8**	**2.9**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Oshawa (North)	3.0	**	2.1	2.1	2.8	1.2	1.7	2.8	2.2	1.9
Zone 2 - Oshawa (S./Central)	++	++	0.7	1.7	1.6	1.8	1.9	1.9	1.4	1.7
Oshawa City (Zones 1-2)	++	++	1.3	1.9	2.1	1.6	1.8	2.3	1.7	1.8
Zone 3 - Whitby	++	4.0	1.6	3.0	1.4	1.7	0.7	2.1	1.2	1.8
Zone 4 - Clarington	**	**	++	3.9	1.4	1.5	++	8.5	++	3.5
Oshawa CMA	**++**	**++**	**1.3**	**2.2**	**1.9**	**1.6**	**1.6**	**2.4**	**1.5**	**1.9**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Toronto CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Centre	1.3	1.4	1.4	1.5
West	1.8	2.1	1.8	2.6
East	**	1.0	1.3	1.6
North	1.1	1.2	1.4	1.7
Toronto	1.3	1.4	1.4	1.7
Peel	0.3	0.6	1.4	1.9
Halton	0.3	0.5	1.1	1.3
York	0.8	0.7	0.8	1.6
Durham	**	0.0	2.0	2.1
Toronto GTA(2)	**1.1**	**1.2**	**1.4**	**1.7**
Toronto CMA	**1.1**	**1.2**	**1.4**	**1.7**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Toronto CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Centre	**	855	1,542	1,070	1,867	1,362	**	1,971
West	**	727	1,225	922	1,489	1,119	1,515	1,340
East	**	775	**	896	1,243	1,027	1,357	1,164
North	**	792	1,352	948	1,501	1,132	1,405	1,339
Toronto	**	840	1,456	1,010	1,602	1,194	1,590	1,443
Peel	**	767	1,342	991	1,578	1,140	1,595	1,296
Halton	**	859	1,258	1,007	1,398	1,155	**	1,353
York	**	762	**	977	**	1,130	**	1,299
Durham	**	685	1,272	843	**	954	**	1,127
Toronto GTA(2)	**	**836**	**1,430**	**1,003**	**1,586**	**1,170**	**1,587**	**1,399**
Toronto CMA	**	**837**	**1,436**	**1,007**	**1,592**	**1,183**	**1,591**	**1,413**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Toronto CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre	**	**	1,468	1,542	1,950	1,867	**	**	1,678	1,685
West	**	**	1,206	1,225	1,407	1,489	1,305	1,515	1,360	1,415
East	**	**	1,149	**	1,273	1,243	1,282	1,357	1,232	1,269
North	**	**	1,216	1,352	1,489	1,501	1,313	1,405	1,387	1,441
Toronto	**	**	1,381	1,456	1,644	1,602	1,508	1,590	1,518	1,533
Peel	**	**	1,396	1,342	1,492	1,578	1,588	1,595	1,472	1,522
Halton	**	**	1,162	1,258	1,284	1,398	**	**	1,259	1,342
York	**	**	**	**	1,619	**	**	**	1,543	1,407
Durham	**	**	**	1,272	1,097	**	1,232	**	1,164	1,255
Toronto GTA(2)	**	**	**1,376**	**1,430**	**1,589**	**1,586**	**1,502**	**1,587**	**1,498**	**1,520**
Toronto CMA	**	**	**1,380**	**1,436**	**1,608**	**1,592**	**1,505**	**1,591**	**1,508**	**1,526**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Toronto CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Toronto				
3 to 24 Units	5.8	2.0	1.8	2.8
25 to 49 Units	3.9	7.0	1.9	2.1
50 to 99 Units	**	1.6	1.8	1.4
100 to 199 Units	0.8	1.6	1.1	1.6
200 to 299 Units	1.7	0.9	1.4	1.5
300+ Units	1.0	1.4	1.0	1.3
Total	1.3	1.4	1.4	1.7
Toronto GTA(2)				
3 to 24 Units	5.1	3.0	2.1	3.0
25 to 49 Units	3.2	4.7	1.9	2.0
50 to 99 Units	1.9	1.0	1.6	1.4
100 to 199 Units	0.7	1.4	1.1	1.6
200 to 299 Units	1.1	0.8	1.4	1.5
300+ Units	1.0	1.2	1.0	1.3
Total	1.1	1.2	1.4	1.7
Toronto CMA				
3 to 24 Units	5.1	3.1	1.9	2.9
25 to 49 Units	3.5	6.1	1.9	2.1
50 to 99 Units	**	1.0	1.6	1.4
100 to 199 Units	0.8	1.4	1.1	1.6
200 to 299 Units	1.1	0.8	1.4	1.5
300+ Units	1.0	1.2	1.0	1.3
Total	1.1	1.2	1.4	1.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Toronto CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre	91,673	95,326	27,171	28,221	29.6	29.6	1.3	1.4
West	24,493	25,041	4,062	3,426	16.6	13.7	1.8	2.1
East	29,623	32,050	4,201	3,999	14.2	12.5	**	1.0
North	53,143	56,241	11,548	13,293	21.7	23.6	1.1	1.2
Toronto	198,932	208,658	47,003	49,168	23.6	23.6	1.3	1.4
Peel	37,967	39,334	7,543	8,917	19.9	22.7	0.3	0.6
Halton	11,177	11,796	1,431	1,612	12.8	13.7	0.3	0.5
York	24,739	25,028	4,549	4,638	18.4	18.5	0.8	0.7
Durham	5,747	5,798	691	503	12.0	8.7	**	0.0
Toronto GTA(2)	**278,562**	**290,614**	**61,059**	**64,800**	**21.9**	**22.3**	**1.1**	**1.2**
Toronto CMA	**269,597**	**281,445**	**59,840**	**63,660**	**22.2**	**22.6**	**1.1**	**1.2**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Toronto CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto								
3 to 24 Units	2,065	2,036	191	205	9.2	10.1	5.8	2.0
25 to 49 Units	4,168	4,189	501	414	12.0	9.9	3.9	7.0
50 to 99 Units	13,074	13,139	1,725	1,718	13.2	13.1	**	1.6
100 to 199 Units	47,602	48,956	8,108	7,739	17.0	15.8	0.8	1.6
200 to 299 Units	54,283	55,508	10,100	9,977	18.6	18.0	1.7	0.9
300+ Units	77,740	84,830	26,452	28,939	34.0	34.1	1.0	1.4
Total	198,932	208,658	47,003	49,168	23.6	23.6	1.3	1.4
Toronto GTA(2)								
3 to 24 Units	2,710	2,522	269	256	9.9	10.2	5.1	3.0
25 to 49 Units	6,673	6,733	803	733	12.0	10.9	3.2	4.7
50 to 99 Units	21,086	21,663	2,724	3,031	12.9	14.0	1.9	1.0
100 to 199 Units	75,282	77,771	11,757	11,757	15.6	15.1	0.7	1.4
200 to 299 Units	78,031	79,714	14,548	14,776	18.6	18.5	1.1	0.8
300+ Units	94,780	102,211	30,807	34,295	32.5	33.6	1.0	1.2
Total	278,562	290,614	61,059	64,800	21.9	22.3	1.1	1.2
Toronto CMA								
3 to 24 Units	2,551	2,363	262	243	10.3	10.3	5.1	3.1
25 to 49 Units	5,662	5,675	694	566	12.3	10.0	3.5	6.1
50 to 99 Units	18,762	19,174	2,421	2,664	12.9	13.9	**	1.0
100 to 199 Units	71,274	73,771	11,276	11,420	15.8	15.5	0.8	1.4
200 to 299 Units	76,568	78,251	14,241	14,512	18.6	18.5	1.1	0.8
300+ Units	94,780	102,211	30,807	34,295	32.5	33.6	1.0	1.2
Total	269,597	281,445	59,840	63,660	22.2	22.6	1.1	1.2

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Toronto CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Toronto CMA										
Single Detached	**	**	**	**	**	1,305	1,545	1,532	1,467	1,478
Semi detached, Row and Duplex	**	**	**	939	**	1,208	1,284	1,364	1,229	1,289
Other-Primarily Accessory Suites	**	715	804	800	1,104	1,043	1,131	1,295	995	985
Total	**	741	790	839	1,197	1,147	1,341	1,406	1,194	1,227

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Toronto CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Toronto CMA		
Single Detached	24,219	25,206
Semi detached, Row and Duplex	56,428	52,723
Other-Primarily Accessory Suites	41,197	39,774
Total	121,843	117,703

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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